



**WAKULLA COUNTY  
PLANNING & COMMUNITY DEVELOPMENT**

3093 Crawfordville Highway • Crawfordville, FL 32327 • 850/926-3695  
Fax – 850/926-1528

**APPLICATION FOR COMPREHENSIVE PLAN  
MAP AMENDMENT**

**Applicant:** Southwest Georgia Oil Company  
**Address:** 1711 East Shotwell Street Bainbridge, Ga 39819

**Request No.:** CPM21-12  
**Home Phone:** \_\_\_\_\_  
**Business Phone:** \_\_\_\_\_

1. Name of map:
  - Future Land Use Map
  - Other Map ( Specify which Map) \_\_\_\_\_
  - Small Scale Map Amendment (under 10 acres)
  
2. Nature of Map Amendment. Applicant must describe in detail the requested change and shall provide a map which clearly illustrates the requested amendment. The applicant shall provide the following (where applicable):
  - Tax Identification Number: Portion of 31-2S-01W-000-04177-000
  - Parcel Size (acres): 7.07-acres
  - Current Atlas Zoning: Ag
  - Requested Map Designation: Rural 2
  - Intended land use that requires change to Future Land Use Map Category:
    - Residential
    - Non-residential
    - Mixed development
  - List of adjacent property owners and addresses within 1000'
  
3. Attach Applicant's findings regarding the proposed change's consistency with applicable sections of Chapter 163. F.S. (Attach all pertinent support data and related studies)
  
4. If conservation or wetlands areas could be impacted by proposal, additional environmental studies may be required.
  
5. Attach Transportation Concurrency Review Application or Transportation Impact Analysis
  
6. Attach a Needs Analysis

FEES: \$5,155.00 -- Large Scale  
\$3,065.00 -- Small Scale

Receipt # \_\_\_\_\_

NOTE: A pre-application conference with Wakulla County Planning and Community Development shall be completed prior to filing this application. To schedule this meeting call (850) 926-3695.

Applicant's signature below certifies that the applicant understands that the Future Land Use Map Amendment may require a rezoning, environmental analysis and/or other permit approvals before developmental activity can begin. Call Planning at (850) 926-3695 for information on the rezoning process. By submitting this application I (we) am (are) voluntarily granting permission to Wakulla County officers, employees, and agents to enter onto and inspect the property that is subject to this application at all reasonable times for determining the suitability of the applied for development order and for compliance with County development regulations contained within the Wakulla County Code of Ordinances and Comprehensive Plan. I (we) further acknowledge that refusing access to Wakulla County officers, employees, and agents is grounds for and may result in my application being denied.

Received By: *Smeechens*  
Date: 10-15-2021

\_\_\_\_\_  
Signature of Property Owner/ Agent

# Northeast Corner of US Highway 319 and State Road 267

Comprehensive Plan Amendment

Applicant:

Southwest Georgia Oil Company

Parcel ID:

31-25-01W-000-04177-000



Prepared By:



**SOUTHEASTERN  
CONSULTING**

October 2021

# Southwest Georgia Oil Company Parcel

## Table of Contents

- A. Application and Agent Authorization
- B. Site Maps and List of Properties in 1000ft
- C. Survey, Legal Description
- D. Introduction
- E. Existing Wakulla County Land Use and Zoning Maps
- F. Consistency of Amendment with Wakulla County Comprehensive Plan
- G. Florida Statues Chapter 163
- H. Environmental Survey Report
- I. Division of Historical Resources Letter
- J. Traffic Impact Analysis
- K. Intersection Improvements Survey
- L. Needs Analysis
- M. Underground Storage Tanks System, Construction and Maintenance Information

## **A. Application and Agent Authorization**

LETTER OF AUTHORIZATION

I hereby authorize EDWARD N. BASS III & to act on my behalf or as my agent for the following transaction: SOUTHEASTERN CONSULTING SERVICES, LLC

- Comprehensive Plan Amendment
- Rezoning
- Preliminary Plat
- Final Plat
- Site Plan
- Conditional Use
- Temporary Use
- Variance
- Other: \_\_\_\_\_

Property Location: NE CORNER OF HWY 319 & 267,  
CONSISTING OF 7.07 ACRES

Parcel ID#: 31-25-01W-000-04177-000

[Handwritten Signature] (Property Owner Signature)      10/9/21 (Date)

The foregoing instrument was sworn to and subscribed before me this 11<sup>th</sup> day of October 2021 by Glennie C. Bench, who, upon being duly sworn, testified that the above information is true and correct. \_\_\_\_\_ is personally known to me or has produced a driver's license as identification.

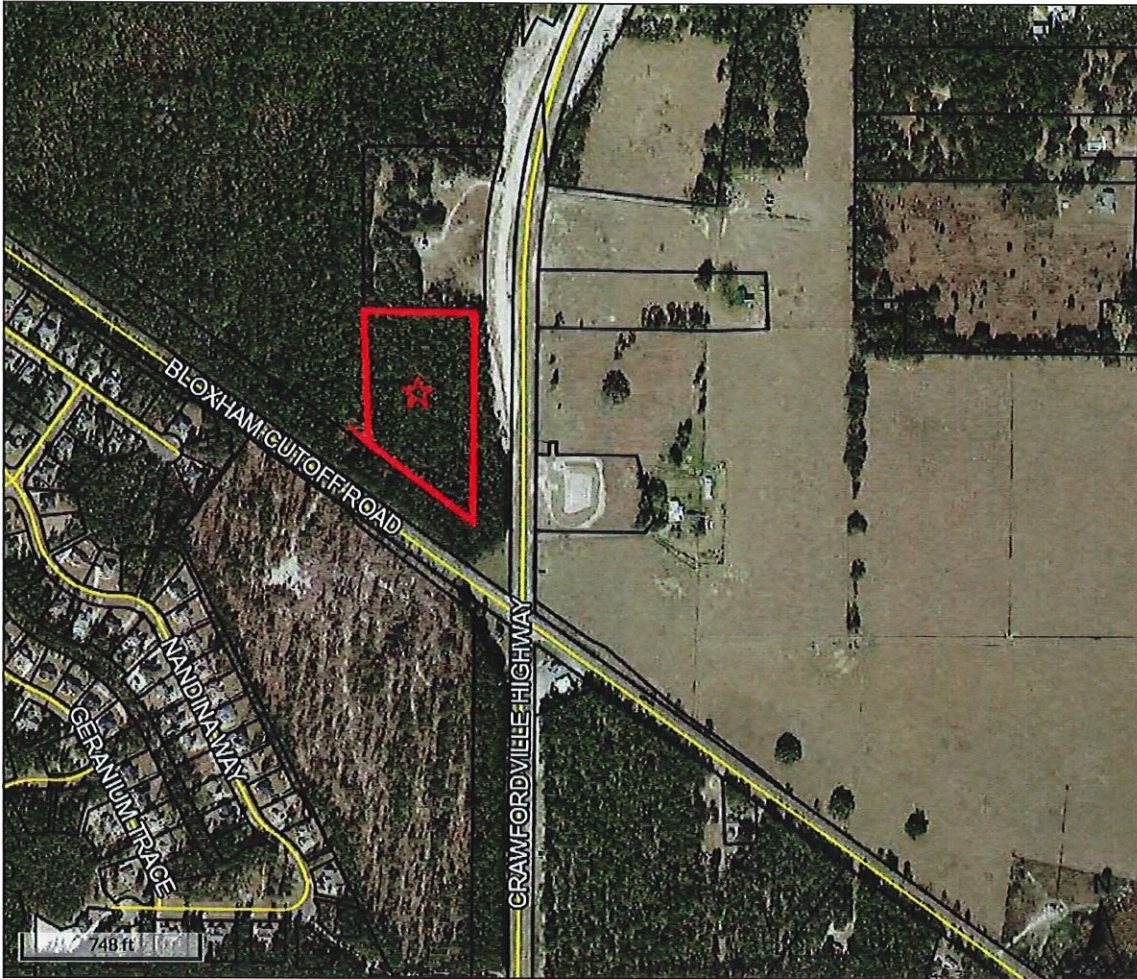
[Handwritten Signature]  
NOTARY PUBLIC, STATE OF FLORIDA



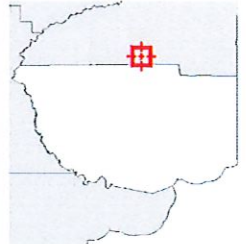
(Print, Type or Stamp Commissioned Name of Notary Public)

**All owners must sign a Letter of Authorization if process is handled by an Agent.**

**B. Site Maps and List of Properties in 1000ft**



Overview



Legend

-  Parcels
-  Roads
- City Labels

Parcel ID	36-2S-02W-000-01481-000	Alternate ID	01481000362S 02W000	Owner Address	U S GOVERNMENT
Sec/Twp/Rng	36-2S-2W	Class	FOREST, PA		C/O FOREST SUPERVISOR
Property Address	215 OLD FIELD RD	Acreage	272.6		227 N BRONOUGH ST SUITE 4061
					TALLAHASSEE, FL 32301

District 3  
 Brief Tax Description 36 2S 2W P-1-M-45  
 (Note: Not to be used on legal documents)

Date created: 10/7/2021  
 Last Data Uploaded: 10/6/2021 10:29:41 PM

Developed by  Schneider  
 GEOSPATIAL

ADAMS GREGORY  
ADAMS MEREDITH  
241 NANDINA WAY  
CRAWFORDVILLE, FL 32327

AGHA IRFANULLAH  
45 VIOLET LANE  
CRAWFORDVILLE, FL 32327

ALMANZOR LUIS & DELEON  
CRISTINA  
48 VIOLET LANE  
CRAWFORDVILLE, FL 32327

ANDERSON ROBERT & SUSAN E  
67 GERANIUM TRCE  
CRAWFORDVILLE, FL 32327

ARNOLD KELVIN DEMETRIS  
ARNOLD SABRINA  
60 VIOLET LN  
CRAWFORDVILLE, FL 32327

ASBELL KRISTEN  
28 GERANIUM TRCE  
CRAWFORDVILLE, FL 32327

AUSTIN MELINDA L  
153 NANDINA WAY  
CRAWFORDVILLE, FL 32327

AVANT SONYA & BILL  
142 NANDINA WAY  
CRAWFORDVILLE, FL 32327

BARBER LEKEASHA  
PO BOX 1472  
CRAWFORDVILLE, FL 32326-1472

BARKSDALE JO  
1001 BLOXHAM CUTOFF RD  
CRAWFORDVILLE, FL 32327-5616

BARNES ROBERT BRIAN SR &  
TAMMY LYNN  
135 SCENIC STREAM CIRCLE  
CRAWFORDVILLE, FL 32327

BARWICK VICKY  
107 NANDINA WAY  
CRAWFORDVILLE, FL 32327

BCB FLP 1 LLC  
2735 MILLERS LANDING RD  
TALLAHASSEE, FL 32312

BENDER JOHN E AS TRUSTEE  
OF THE JOHN E BENDER REV TRUST  
39 NANDINA WAY  
CRAWFORDVILLE, FL 32327

BONNER JAMES & JULIE  
134 NANDINA WAY  
CRAWFORDVILLE, FL 32327

BOTERO HUGO A & CECILIA  
4 LILAC LN  
CRAWFORDVILLE, FL 32327

BROXTON TERESA ANNE &  
BROXTON THOMAS WARREN  
55 MARIGOLD DR  
CRAWFORDVILLE, FL 32327

BUDD GEORGE C III  
BUDD DONNA DIANE  
1 NANDINA WAY  
CRAWFORDVILLE, FL 32327

BUNKLEY SUTTHIPHONG TREY  
133 NANDINA WAY  
CRAWFORDVILLE, FL 32327

BURRELL MARK DAVID &  
BONNIE LYNN BURRELL  
25 GERANIUM TRCE  
CRAWFORDVILLE, FL 32327

CAMPBELL KEVIN & ELIZABETH F  
11 DAFFODIL COVE  
CRAWFORDVILLE, FL 32327

CAREY JAMES A JR TRUSTEE  
120 NANDINA WAY  
CRAWFORDVILLE, FL 32327

CARROLL BEVERLY JO TRUSTEE  
9460 HEROLD HILL RD  
TALLAHASSEE, FL 32309

CARTER GEORGE MARTIN &  
LUCILE L HAMLIN-CARTER  
7 MARIGOLD DR  
CRAWFORDVILLE, FL 32327

CHANDLER JEFFREY H  
PO BOX 5062  
TALLAHASSEE, FL 32314-5062

CHIEF CORNERSTONE CONSTRUCTION  
COMPANY INC  
PO BOX 2312  
TALLAHASSEE, FL 32316

CHURCH RIVERSINK BAPTIST  
803 CRAWFORDVILLE HWY  
CRAWFORDVILLE, FL 32327

CLARK DEBBIE K & LEONARD  
33 VIOLET LANE  
CRAWFORDVILLE, FL 32327

COKER MICHAEL T & SANDRA R  
129 NANDINA WAY  
CRAWFORDVILLE, FL 32327

COOKSEY DANIEL J & GLORIA LOWE  
1036 BLOXHAM CUTOFF RD  
CRAWFORDVILLE, FL 32327



CORING CONCHETA D & RODNEY O  
148 NANDINA WAY  
CRAWFORDVILLE, FL 32327

COX WILLIAM R & DEBBIE L  
221 NANDINA WAY  
CRAWFORDVILLE, FL 32327

CRAIG CLAYTON A  
119 NANDINA WAY  
CRAWFORDVILLE, FL 32327

CURRAN RYAN DANIEL  
CURRAN BRANDI WALKER  
212 NANDINA WAY  
CRAWFORDVILLE, FL 32327

DANIELS JAMES D & BOBBIE J  
203 NANDINA WAY  
CRAWFORDVILLE, FL 32327

DAVIS RAYMOND & HEATHER  
85 GERANIUM TRACE  
CRAWFORDVILLE, FL 32327

DAWKINS ANTONIO &  
WILSON MIESHA AS JTRS  
175 NANDINA WAY  
CRAWFORDVILLE, FL 32327

DAWSON TYLHER J  
80 NANDINA WAY  
CRAWFORDVILLE, FL 32327

DIXON RICKY D & MARSHA L  
61 NANDINA WAY  
CRAWFORDVILLE, FL 32327

DORSEY WILLIAM CHAD  
DORSEY MARISSA ERIN  
49 GERANIUM TRACE  
CRAWFORDVILLE, FL 32327

DOT / STATE OF FLORIDA  
605 SUWANNEE STREET  
TALLAHASSEE, FL 32399-0450

DUGGAR JOSEPH C & ROSALYN SUE  
TRUSTEES  
963 CRAWFORDVILLE HWY  
CRAWFORDVILLE, FL 32327

: DUGGAR JOSEPH CULLEN JR  
AND DUGGAR ROSALYN SUE TRUSTEE  
963 CRAWFORDVILLE HWY  
CRAWFORDVILLE, FL 32327

DUGGAR SHELIA LYNN  
967 CRAWFORDVILLE HWY  
CRAWFORDVILLE, FL 32327

FLOWERS PROPERTY DEVELOPMENT  
2735 MILLER LANDING ROAD  
TALLAHASSEE, FL 32312

FOREMAN MARK & VICTORIA  
55 NANDINA WAY  
CRAWFORDVILLE, FL 32327

GAMWELL JOHN EDWARD & AMANDA  
LEE  
196 SAVANNAH FOREST CIR  
CRAWFORDVILLE, FL 32327

GAY JULIUS A  
54 MARIGOLD DR  
CRAWFORDVILLE, FL 32327

GAYLORD SCOTT L & AMY L  
224 NANDINA WAY  
CRAWFORDVILLE, FL 32327

GHOLAR DARRELL & TAMARA D  
216 NANDINA WAY  
CRAWFORDVILLE, FL 32327

GILES BRIDGET & TERRY  
3 VIOLET LANE  
CRAWFORDVILLE, FL 32327

GLASSNER TRAVER S & ROBIN A  
39 MARIGOLD DR  
CRAWFORDVILLE, FL 32327

GLENN JOHNNY SR & CHAPPA D  
23 MARIGOLD DRIVE  
CRAWFORDVILLE, FL 32327

GRACE BAPTIST CHURCH OF  
CRAWFORDVILLE INC  
803 CRAWFORDVILLE HWY  
CRAWFORDVILLE, FL 32327

GREEN BERRY GAVIN &  
GREEN MARY HAMSHARIE  
88 NANDINA WAY  
CRAWFORDVILLE, FL 32327

HAAS CORY  
22 DAFFODIL COVE  
CRAWFORDVILLE, FL 32327

HALCZYN STEPHEN & BEYNART  
BRIANNA  
94 NANDINA WAY  
CRAWFORDVILLE, FL 32327

HANCOCK ALEXANDER V &  
CARMEN M HANCOCK  
227 NANDINA WAY  
CRAWFORDVILLE, FL 32327

HARRELL W STEVE & T KAY  
148 SCENIC STREAM CIR  
CRAWFORDVILLE, FL 32327

HARRIS JAMES R & REBECCA  
54 VIOLET LN  
CRAWFORDVILLE, FL 32327

HARRISON DONALD JASON &  
HARRISON MARION CLARE  
41 VIOLET LN  
CRAWFORDVILLE, FL 32327

HARVEY BRUCE ALBERT &  
HARVEY SUZANNE MICHELLE  
137 NANDINA WAY  
CRAWFORDVILLE, FL 32327

HAY JOHN L JR & MARIE D &  
HAY JAMES R & WENDY G AS JTFRS  
P.O. BOX 1231  
CRAWFORDVILLE, FL 32327

HEARD DIANE  
30 VIOLET LANE  
CRAWFORDVILLE, FL 32327

HERNANDEZ NEYDA ENID ARROYO  
162 SCENIC STREAM CIRCLE  
CRAWFORDVILLE, FL 32327

HICKS RICHARD H. & RHONDA G.  
198 NANDINA WAY  
CRAWFORDVILLE, FL 32327

HIGH EILEEN CECELIA  
209 NANDINA WAY  
CRAWFORDVILLE, FL 32327

HOELSCHER JAIME N & BLAKE  
197 NANDINA WAY  
CRAWFORDVILLE, FL 32327

HUDSON MARK H & CRONA-HUDSON  
CYNTHIA AS TBE  
7 LILAC LN  
CRAWFORDVILLE, FL 32327

HUNTER TERENCE B  
36 VIOLET LANE  
CRAWFORDVILLE, FL 32327

HURLEY LAVERN T & MICHEAL  
780 CRAWFORDVILLE HWY  
CRAWFORDVILLE, FL 32327

JEFFREY FRANK  
170 NANDINA WAY  
CRAWFORDVILLE, FL 32327

JONES BRIAN D & EMILY LEANN  
89 NANDINA WAY  
CRAWFORDVILLE, FL 32327

JONES MALCOLHM  
932 SADDLE CREEK RUN  
TALLAHASSEE, FL 32301

KEIFFER KATHERINE M & RALPH J  
102 NANDINA WAY  
CRAWFORDVILLE, FL 32327

KEIM MARLA JOAN AS TRUSTEE  
P.O. BOX 500  
MONTICELLO, FL 32344

KETRON MITCHELL M & SARAH K  
171 SCENIC STREAM CIRCLE  
CRAWFORDVILLE, FL 32327

KUSEL SANDRA & STEWART  
1124 SW VILLAGE CT APT 102  
PORT ST LUCIE, FL 34987

LANCASTER MICHAEL L  
1753 SADDLE CREEK RD  
MORGANTON, NC 28655-1000

LANGE ROBERT M & PAULINE M  
64 GERANIUM TRCE  
CRAWFORDVILLE, FL 32327

LEAVINE TRACI L  
LEAVINE WALLACE E JR  
143 NANDINA WAY  
CRAWFORDVILLE, FL 32327

LEE ROBERT TAYLOR & EMILY  
NICOLE  
174 SCENIC STREAM CIRCLE  
CRAWFORDVILLE, FL 32327

LEONARD DOUGLAS D & TERESA M  
75 DAN MILLER  
CRAWFORDVILLE, FL 32327

LEWIS TERRELL FITZGERALD &  
KRISTEN CHANEL  
15 GERANIUM ST  
CRAWFORDVILLE, FL 32327

LOWERY ALEXM  
LOWERY KATINA L  
126 NANDINA WAY  
CRAWFORDVILLE, FL 32327

LUCKEY JEFFREY & CARATINA  
LAFAYE  
5 VIOLET LANE  
CRAWFORDVILLE, FL 32327

MAGEE JAY EDWIN & LANI MICHELL  
12 VIOLET LANE  
CRAWFORDVILLE, FL 32327

MCDANIEL CHARLES R & BETTY  
42 VIOLET LANE  
CRAWFORDVILLE, FL 32327

MCKEE MEGAN S  
113 NANDINA WAY  
CRAWFORDVILLE, FL 32327

MCKINNEY PENNY LANE HEIRS OF  
97 PINE LN  
CRAWFORDVILLE, FL 32327

MCLEMORE DEBORAH BEARSE  
184 SCENIC STREAM CIRCLE  
CRAWFORDVILLE, FL 32327

MERRY MARK ALAN  
4 DAN MILLER RD  
CRAWFORDVILLE, FL 32327

MICK JOSHUA KEITH &  
MICK ANDREA DARLENE  
233 NANDINA WAY  
CRAWFORDVILLE, FL 32327

MILLER DAVID & DOLORES S  
197 BUCK MILLER RD  
CRAWFORDVILLE, FL 32327

MILLER DYLAN JOHN  
227 BUCK MILLER RD  
CRAWFORDVILLE, FL 32327-5672

MILLER JENNIFER L & JUSTIN  
158 SCENIC STREAM CIRCLE  
CRAWFORDVILLE, FL 32327

MILLER JOHN M & YONGQING YI  
1324 AVONDALE WAY  
TALLAHASSEE, FL 32317

MOTES BENJAMIN  
166 SCENIC STREAM CIRCLE  
CRAWFORDVILLE, FL 32327

NEAL FREDERICK L  
37 GERANIUM TRCE  
CRAWFORDVILLE, FL 32327

NORWOOD JULIA ARLENE & RANKIN  
DAVID BENJAMIN  
89 GERANIUM TRACE  
CRAWFORDVILLE, FL 32327

OLIVER ANDREA & EDDIE  
27 NANDINA WAY  
CRAWFORDVILLE, FL 32327

OUTLAW BARBARA S  
1649 SHELL POINT RD  
CRAWFORDVILLE, FL 32327

OWEN BLAKE E  
OWEN SHELBY C  
95 NANDINA WAY  
CRAWFORDVILLE, FL 32327

PARKER STEPHANIE STORRUSTEN  
33 GERANIUM TRACE  
CRAWFORDVILLE, FL 32327

PARKER TEQUILA L  
63 VIOLET LANE  
CRAWFORDVILLE, FL 32327

PERRY STEVEN BOAEN & DAWN  
MARIE & GARCIA JORDAN  
DAGOBERTO AS JTWFROS 183 SCENIC  
CRAWFORDVILLE, FL 32327

PETRO LOREN & NAREZO RICKY R  
8691 WAKULLA SRINGES RD  
TALLAHASSEE, FL 32305

POWELL BARBARA AMIDON  
99 GERANIUM TRACE  
CRAWFORDVILLE, FL 32327

QUARANTA JADA &  
BEVERLY TYLER AS JTWROS  
740 CRAWFORDVILLE HWY  
CRAWFORDVILLE, FL 32327

QUITALEG SALVADOR & VERNIE  
6525 CEDAR CHASE WAY  
TALLAHASSEE, FL 32311

RILEY FRED A III  
71 NANDINA WAY  
CRAWFORDVILLE, FL 32327

RIVERSINK BAPTIST CHURCH  
803 CRAWFORDVILLE HWY  
CRAWFORDVILLE, FL 32327

ROACH CARL H JR & JANICE C  
24 VIOLET LANE  
CRAWFORDVILLE, FL 32327

RODGERS BRIAN & EDEN  
7 NANDINA WAY  
CRAWFORDVILLE, FL 32327

RUSSO ANTHONY &  
BURKART CAROL ANN  
191 SCENIC STREAM CIR  
CRAWFORDVILLE, FL 32327

SANDERS ANTHONY M & SHARI H  
898 WHIDDON LAKE RD  
CRAWFORDVILLE, FL 32327

SCHIMKAT GUNDA A LIFE ESTATE  
231 BUCK MILLER RD  
CRAWFORDVILLE, FL 32327

SCHRODER SALLY L  
81 NANDINA WAY  
CRAWFORDVILLE, FL 32327

SHARP STACY S & DANIELLE L  
50 GERANIUM TRACE  
CRAWFORDVILLE, FL 32327

SIMMONS ANNA ELIZABETH &  
SIMMONS JOSHUA STEPHEN  
15 MARIGOLD DR  
CRAWFORDVILLE, FL 32327

SMITH JON J & STEPHANIE H  
18 VIOLET LANE  
CRAWFORDVILLE, FL 32327

SOLANO ALISON HARRELL  
SOLANO ROBERT BRIAN  
127 NANDINA WAY  
CRAWFORDVILLE, FL 32327

SPEARS KENNETH L  
5000 TALLOW POINT RD  
TALLAHASSEE, FL 32308-2310

ST JOE TIMBERLAND COMPANY OF  
DELAWARE LLC  
130 RICHARD JACKSON BLVD SUITE 200  
PANAMA CITY BEACH, FL 32407

STATE OF FLORIDA DEPARTMENT OF  
TRANSPORTATION  
PO BOX 607  
CHIPLEY, FL 32428

STEPHENS WILLIAM L & JOAN M  
RESERVED ENHANCED LIFE ESTATE  
106 NANDINA WAY  
CRAWFORDVILLE, FL 32327

STRICKLAND DAVID & CONNIE H  
86 DAN MILLER RD  
CRAWFORDVILLE, FL 32327

STRICKLAND MONA J A/K/A  
WILLIAMS MONA J.  
81 DAN MILLER ROAD  
CRAWFORDVILLE, FL 32327

STUART CHARLES T & TERZA M  
154 SCENIC STREAM CIRCLE  
CRAWFORDVILLE, FL 32327

TALLAHASSEE CITY OF  
2602 JACKSON BLUFF RD  
TALLAHASSEE, FL 32304-4408

TALQUIN ELECTRIC CORP  
P.O. BOX 1679  
QUINCY, FL 32351

TALTON CRAIG A & WILKINS ARIE  
8 VIOLET LANE  
CRAWFORDVILLE, FL 32327

TAYLOR ROBERT S & MELBA S  
61 GERANIUM TRCE  
CRAWFORDVILLE, FL 32327

THE FLOWERS HOA  
2735 MILLER LANDING ROAD  
TALLAHASSEE, FL 32312

THE ST JOE COMPANY  
130 RICHARD JACKSON BLVD  
SUITE 200  
PANAMA CITY BEACH, FL 32407

THOMPSON KATHERINE A  
THOMPSON MAJOR R  
17 VIOLET LANE  
CRAWFORDVILLE, FL 32327

THOMPSON TROY LEE &  
THOMPSON KATIE ALANE  
51 VIOLET LN  
CRAWFORDVILLE, FL 32327

TODD EDWARD BARNETT & KELLIE  
ELIZABETH AS JTWFROS  
215 NANDINA WAY  
CRAWFORDVILLE, FL 32327

TURNER KRISTIN & JEFFERY  
66 VIOLET LN  
CRAWFORDVILLE, FL 32327

TURNER LOUISE COPELAND  
167 NANDINA WAY  
CRAWFORDVILLE, FL 32327

VALLE ABNEL OSCAR &  
ACEVEDO ADERIS LORENZO  
55 GERANIUM TRACE  
CRAWFORDVILLE, FL 32327

VAUGHN GREGORY A. & DANELLE C.  
1020 BLOXHAM CUTOFF ROAD  
CRAWFORDVILLE, FL 32327

VAUSE BOBBY CHARLES III &  
VAUSE BRITTANY BLAKESLEE  
12 GERANIUM TRACE  
CRAWFORDVILLE, FL 32327

WALLACE DYLAN JACOB & SLOAN  
112 NANDINA WAY  
CRAWFORDVILLE, FL 32327

WARD CHAD  
WARD KAREN  
192 SCENIC STREAM CIR  
CRAWFORDVILLE, FL 32327

WATTERS THOMAS M III & SARAH E  
15 NANDINA WAY  
CRAWFORDVILLE, FL 32327

WEAVER LEONIDAS F JR &  
WEAVER DEBORAH A  
230 NANDINA WAY  
CRAWFORDVILLE, FL 32327

WILSON WALLACE L & LAURAN S  
107 GERANIUM TRACE  
CRAWFORDVILLE, FL 32327

WOOTEN SCOTTY  
70 NANDINA WAY  
CRAWFORDVILLE, FL 32327

WRIGHT MELISSA  
52 DAN MILLER RD  
CRAWFORDVILLE, FL 32327

YEOMANS SHELLIE  
236 NANDINA WAY  
CRAWFORDVILLE, FL 32327

## C. Survey, Legal Description

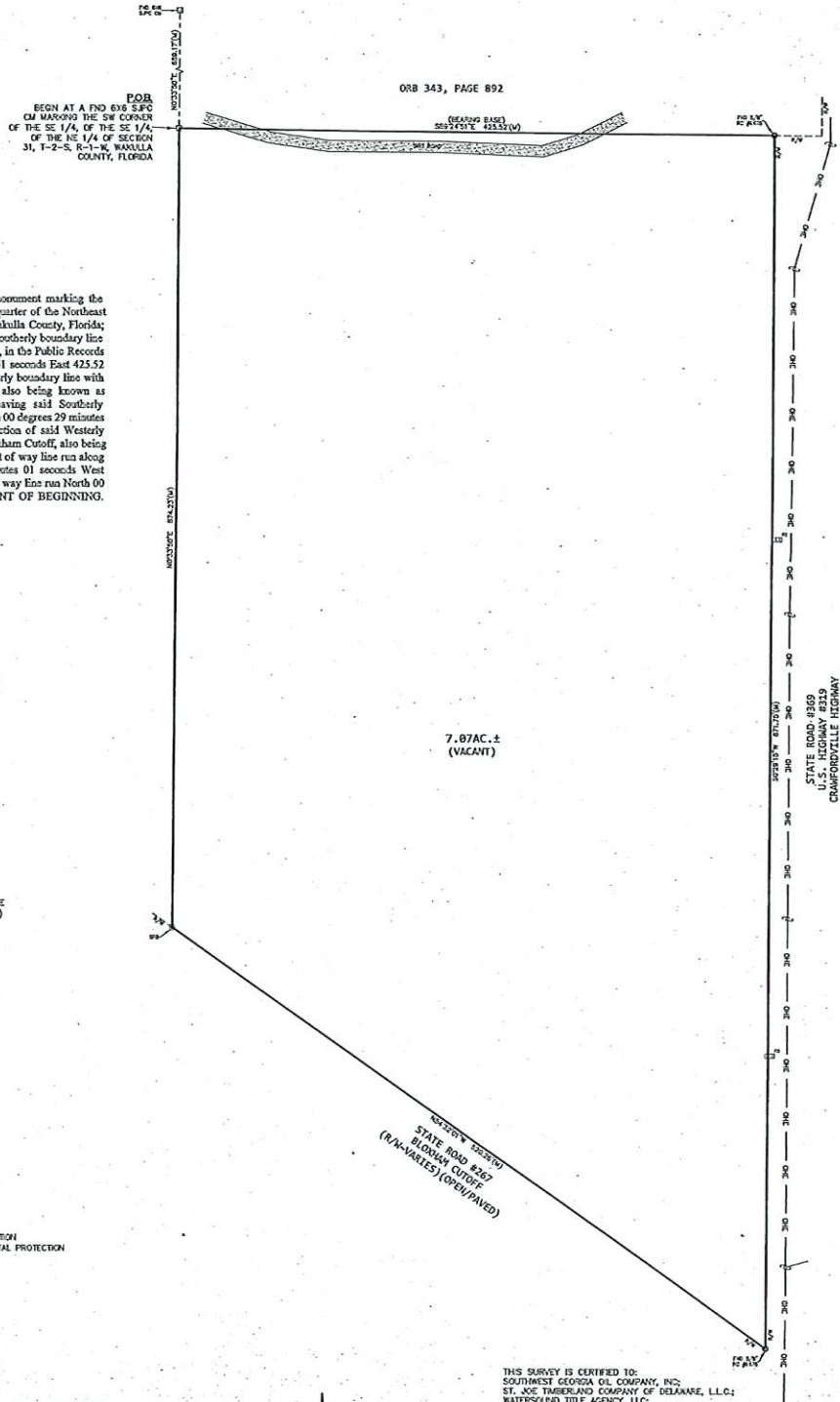


SOUTHEASTERN  
CONSULTING

**NOTES:**

1. No improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
4. As scaled from Flood Insurance Rate Map for Wakulla County, Florida, Community-Parcel Number 12129C 0100 E; Date of Firm Index: September 26, 2014. This Property is located in Zone "A".
5. The use of this survey is limited to the specific transaction shown hereon.
6. Subject to zoning setbacks, easements and restrictions of record.
7. Adjoining deeds of record were not provided to this firm.
8. This survey was performed without benefit of deed.

**GRAPHIC SCALE**



**LEGAL DESCRIPTION**

Begin at a found 6x6 St. Joe Paper Company Concrete monument marking the Southwest corner of the Southeast quarter of the Southeast quarter of Section 31, Township 2 South, Range 1 West, Wakulla County, Florida; thence leaving said POINT OF BEGINNING run along the Southerly boundary line of property described in Official records book 343, Page 892, in the Public Records of Wakulla County Florida, South 89 degrees 24 minutes 51 seconds East 425.52 feet to a rod and cap marking the intersection of said Southerly boundary line with the Westerly right of way line of U.S. Highway #319, also being known as Crawfordville Highway and State Road #369; thence leaving said Southerly boundary line run along said Westerly right of way line; South 00 degrees 29 minutes 15 seconds West 871.75 feet to a point marking the intersection of said Westerly right of way line with the Northerly right of way line of Bloxham Cutoff, also being known as State Road #369; thence leaving said Westerly right of way line run along said Northerly right of way line North 54 degrees 32 minutes 01 seconds West 520.26 feet to a re-bar; thence leaving said Northerly right of way line run North 00 degrees 33 minute 50 seconds East 574.23 feet to the POINT OF BEGINNING. Containing 7.07 acres more or less.

**LEGEND**

- FND - FOUND
- FB - RE-BAR
- ORB - OFFICIAL RECORDS BOOK
- CM - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 5/8" RE-BAR #6475
- SNL - SET NAIL & CAP #6475
- FTE - FINISHED FLOOR ELEVATION
- EL - ELEVATION
- TEM - TEMPORARY BENCHMARK
- D - DEED
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- RAD - RADIUS
- DEL - DELTA OR INCLUDED ANGLE
- CH - CHORD LENGTH
- CB - CHORD BEARING
- L - ARC LENGTH
- RC - ROD AND CAP
- IP - IRON PIPE
- PC - POINT OF CURVATURE
- CL - CENTER LINE
- C - CALCULATED
- N/C - NAIL AND CAP
- NV - NUT ELEVATION
- TV - TELEVISION BOX
- S/PC - ST. JOE PAPER COMPANY
- OEE - OVERHEAD ELECTRIC LINE
- CCOL - COASTAL CONSTRUCTION CONTROL LINE
- SCM - SET 4x4 CONCRETE MONUMENT (#6475)
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- - CALCULATED POINT
- FND - FOUND
- PI - POINT OF INTERSECTION
- FOT - POINT OF TERMINUS
- PO - POWER POLE
- SPB - SET 5/8" RE-BAR #6475
- CM - CONCRETE MONUMENT
- SP - SERVICE POLE
- FM - FOUND MONUMENTATION
- EP - EDGE OF PAVEMENT
- UP - UPGRADE
- CI - CURVE TAG (SEE CURVE TABLE)
- LI - LINE TAG (SEE LINE TABLE)
- D - IDENTIFICATION
- FI - FIRE HYDRANT
- M - MANHOLE
- W - WATER VALVE
- PH - PHONE BOX
- WM - WATER METER
- EB - ELECTRIC BOX
- SO - STUB OUT
- PCP - REINFORCED CONCRETE PIPE
- PVC - POLYVINYL CHLORIDE PIPE
- CMP - CORRUGATED METAL PIPE
- MHWL - MEAN HIGH WATER LINE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FEPA - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- ER - EDGE OF ROAD
- (TYP) - TYPICAL
- BND - BOUNDARY
- NOT TO SCALE
- PFZ - PRELIMINARY FLOOD ZONE
- CSL - 1975 COASTAL SETBACK LINE
- PP - POWER POLE
- SHW - SEASONAL HIGH WATER LINE
- GPL - GENERAL PERMIT LINE

**EDWIN BROWN & ASSOCIATES**  
**SURVEYORS \* MAPPERS**  
 (850) 926-3016 858-433-4436 FAX (850) 926-8180  
 P.O. Box 625 2813 Crawfordville Hwy, Crawfordville, FL 32328

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

WADE G. BROWN  
 Surveyor & Mapper  
 Florida Certificate No. 5959  
 (LB# 6475)



THIS SURVEY IS CERTIFIED TO:  
 SOUTHWEST GEORGIA OIL COMPANY, INC.  
 ST. JOE TIMBERLAND COMPANY OF DELAWARE, LLC;  
 WATERSOUND TITLE AGENCY, LLC;  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE CERTIFIED ENTITIES AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

REVISION	BY	DATE
ADDED CERTIFICATIONS	AA	3/23/2021
FLAT OF BOUNDARY SURVEY PREPARED FOR		
<b>SOUTHWEST GEORGIA OIL COMPANY</b>		
PREPARED BY:		
<b>EDWIN G. BROWN AND ASSOCIATES, INC.</b>		
2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32326 (850)926-3016		
NOTEBOOK/PAGE 897/83	COUNTY WAKULLA	DRAWN BY: AA
NOTEBOOK/PAGE	SECTION 31	SCALE: 1" = 40'
NOTEBOOK/PAGE	TOWNSHIP: 2-SOUTH	SURVEY DATE: MARCH 18, 2021
SHEET: 1 OF 1	RANGE: 1-WEST	JOB NUMBER
		PSC#
		05-737
		43269

## LEGAL DESCRIPTION

Begin at a found 6x6 St. Joe Paper Company Concrete monument marking the Southwest corner of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 31, Township 2 South, Range 1 West, Wakulla County, Florida; thence leaving said POINT OF BEGINNING run along the Southerly boundary line of property described in Official records book 343, Page 892, in the Public Records of Wakulla County Florida., South 89 degrees 24 minutes 51 seconds East 425.52 feet to a rod and cap marking the intersection of said Southerly boundary line with the Westerly right of way line of U.S. Highway #319, also being known as Crawfordville Highway and State Road #369; thence leaving said Southerly boundary line run along said Westerly right of way line; South 00 degrees 29 minutes 15 seconds West 871.75 feet to a point marking the intersection of said Westerly right of way line with the Northerly right of way line of Bloxham Cutoff, also being known as State Road #267; thence leaving said Westerly right of way line run along said Northerly right of way line North 54 degrees 32 minutes 01 seconds West 520.26 feet to a re-bar; thence leaving said Northerly right of way line run North 00 degrees 33 minute 50 seconds East 574.23 feet to the POINT OF BEGINNING. Containing 7.07 acres more or less.



## D. Introduction

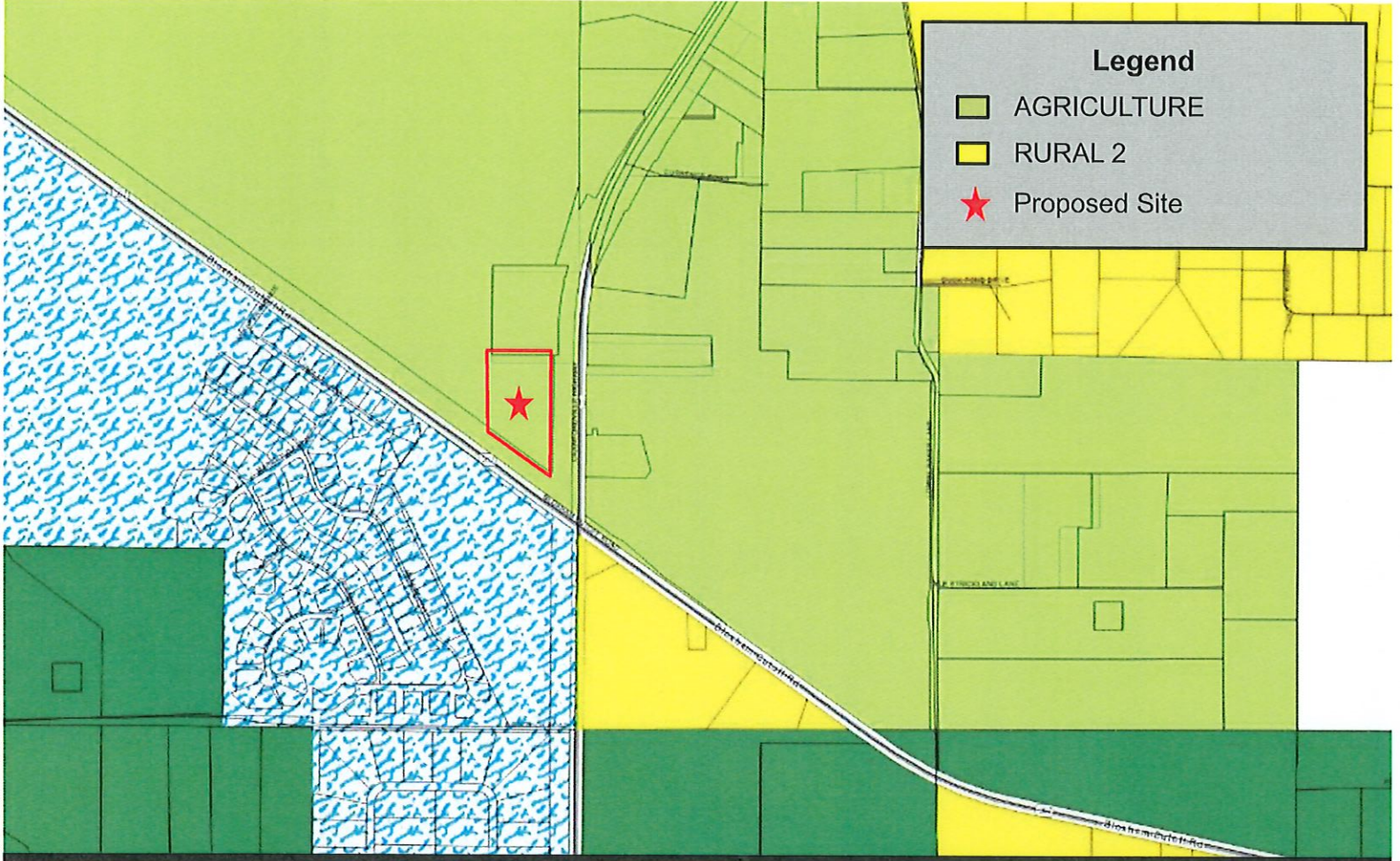
## Introduction

The Southwest Georgia Oil Company site is a 7.07-acre parcel located at the northwest corner of Highway 267 and Highway 319. The parcel has historically been vacant. The intent is to develop a 16-pump gas station with accompanying convenience store and small car wash, high turnover restaurant and general retail. The site is currently designated as Agricultural on the Future Land Use Map, which would not allow commercial uses. As this is the case, the Land Use Designation would need to be revised to accommodate this development.

The parcel being reviewed currently has two zoning designations, Ag and C2. C2 zoning has been placed on the corner of the property nearest the intersection of Highway 267 and Highway 319. Based on the C2 zoning map designation it reflects the intent for this corner to accommodate commercial development. With additional right of way needs for the current widening of the Crawfordville Highway and Bloxham Highway Intersection, the amount of C2 zoned land has significantly decreased the ability to provide the needed commercial growth identified in the Wakulla County Need Analysis from 2017. In addition, the C2 portion of this parcel is inconsistent with the existing Land Use assigned today. As this is the case, the Future Land Use designation would need to be changed to the Rural 2 designation for the zoning to be compatible. This application is proposing a Comprehensive Plan Amendment to change this 7.07-acre parcel to the Rural 2 Future Land Use Designation.

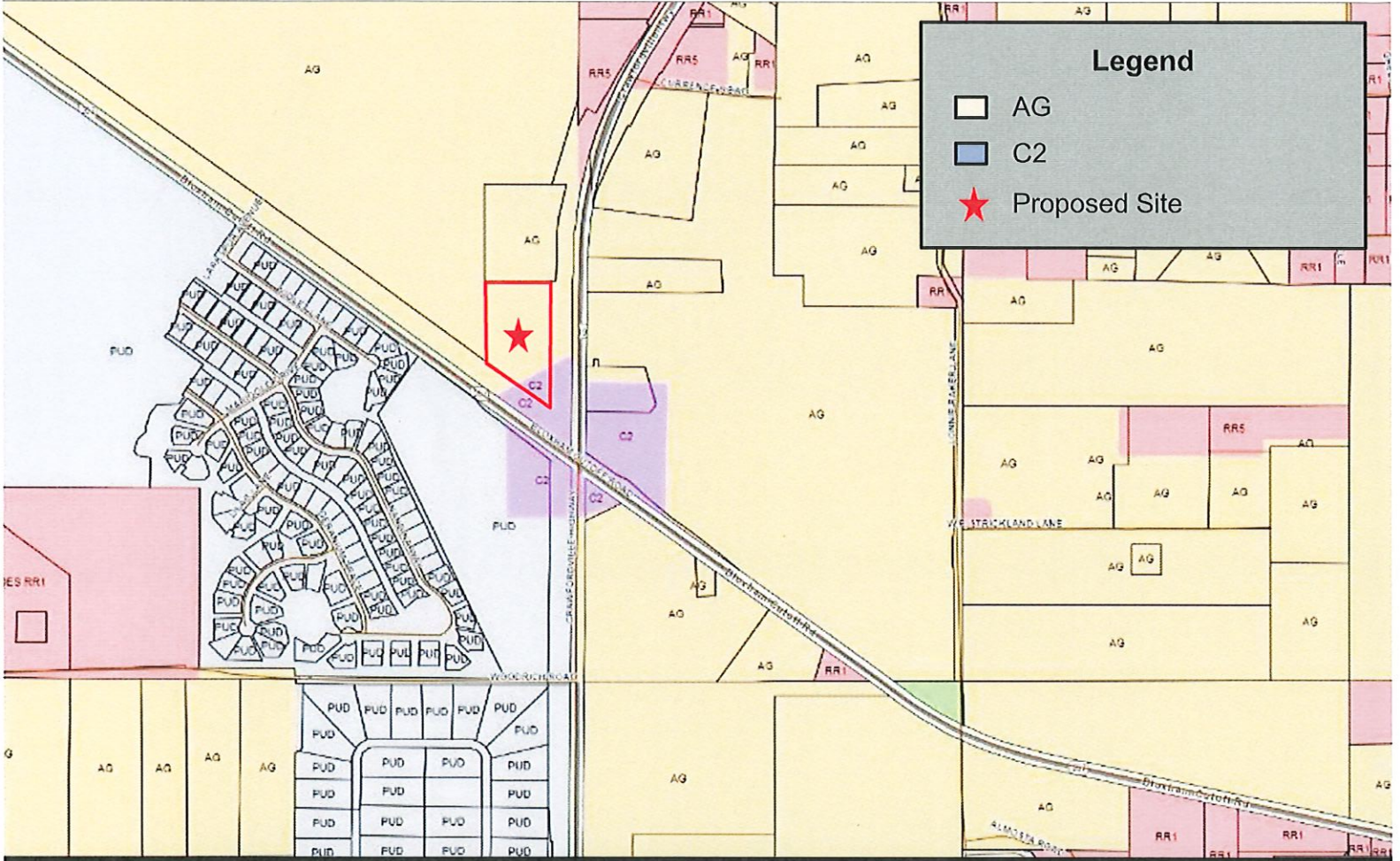
This Comprehensive Plan Amendment evaluates the consistency with the Wakulla Comprehensive Plan and Chapter 163 of the Florida Statutes. This project is located within the Springs Protection Area, and an Environmental Survey has been included. A historical resources letter has been provided by the Department of State. The traffic study included in this report indicates that the County has adequate capacity on the State roadway system. A needs analysis is also included and is based on the County's accepted Needs Analysis of 2017.

## E. Existing Wakulla County Land Use and Zoning Maps



# Wakulla County Future Land Use Map





# Wakulla County Zoning Map



**F. Consistency of Amendment with Wakulla County Comprehensive  
Plan**



**SOUTHEASTERN  
CONSULTING**

**Wakulla Comprehensive Plan Analysis  
Goals, Objectives and Policies**

Goal 1: Ensure that the character and location of land uses allow for appropriate economic benefit and support the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation. The plan horizon for the Comprehensive Plan is 2040.

**1.2.5. Rural-2:**

- 1) Description - This designation provides for development of rural areas near emerging urban areas with a range of agricultural, residential, and supporting limited commercial activities. In addition, this classification includes some existing subdivisions. Specific areas for residential and commercial development in this designation are not shown on the map but are governed by the policies in this section which include criteria for the different kinds of development. The Rural-2 land use designation also identifies existing rural enclaves that are isolated from traditional rural or urban services such as central water and sewer service. A rural enclave consists of one (1) or more future land use designations, zoning districts, existing land uses, or historical communities. A rural enclave designation does not guarantee increased density or intensity, but recognizes development trends of the past.

**The land use change will allow commercial activities to occur on this site at a major intersection.**

- 2) Permitted/Prohibited Uses

- (a) General agriculture and forestry activities shall be permitted, along with accessory uses.

**No agriculture use is proposed.**

- (b) Residential development shall be permitted.

**No residential use is proposed.**

- (c) Commercial development shall be permitted along arterial and collector roads but only where the access requirements set forth below are met.

**The proposed commercial development is along an arterial road and will meet access requirements. Please refer to the Transportation Impact Analysis. In addition, this parcel has been identified in the 2017 Wakulla County Needs Assessment as a parcel for future commercial expansion.**

- (d) Public land uses including schools may be permitted within this land use designation

subject to staff review, public hearing, and approval process if compatible and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code.

**Not Applicable**

- (c) Industrial uses are not permitted.

**No industrial use is proposed.**

3) Density/Intensity Limitations

- (a) Non-residential uses shall not exceed a floor-area ratio (F.A.R.) of 0.15 and individual activities shall not exceed fifteen thousand (15,000) square feet in floor area.

**The proposed development will be consistent with this standard. During the site planning process, county reviewers will check for consistency with this standard.**

- (b) Non-residential development shall be located on lots of at least one (1) acre, except for properties within the Crawfordville Town Plan Overlay.

**The proposed parcel is 7.07-acres.**

- (c) Residential development may be permitted at densities up to one (1) unit per two (2) acres with connection to central water service or one (1) dwelling unit per five (5) acres without. The actual density permitted shall be based on access, as follows:

1. Where average lot sizes (exclusive of open space in cluster or PUD developments) are less than five (5) acres, each lot shall have frontage on a paved public road or on a private road maintained by an owners association and meeting the standards of Transportation Element Policy 2.3.

**Not Applicable**

2. Where average lot sizes (exclusive of open space in cluster or PUD developments) are greater than five (5) acres but less than ten (10) acres, each lot shall have frontage on a public road or on a private road meeting the standards of Transportation Element Policy 2.3.

**Not Applicable**

3. Where average lot sizes (exclusive of open space in cluster or PUD



developments) are ten (10) acres or more, access shall be provided.

**Not Applicable**

- (d) In calculating residential density in areas which are habitats for threatened or endangered species, density shall be maintained at the residential land use density for that land use designation. Actual development shall be addressed by transfer of density in the Land Development Code.

**Not Applicable**

- (e) In calculating residential density, areas which are wetlands the density shall be permitted at an overall density of one (1) unit per twenty (20) acres.

**Not Applicable**

#### 4) Special Development Standards

- (a) Commercial development may be permitted only where the parcel has access to an arterial or collector road. Access to roads should be from frontage or side roads rather than directly. Access to commercial areas located along principal arterials shall be set back sufficiently to accommodate future right-of-way as identified in the Transportation Element.

**The proposed site has access to two arterial roads, Highway 267 and Highway 319. Currently, Highway 319 is being widened as part of a major road way project that will include significant improvement to the intersection. Please refer to the Traffic Impact Analysis.**

##### (b) New Commercial Development

1. Where permitted, new commercial developments shall be located in clusters with no more than four (4) individual establishments totaling not more than fifteen thousand (15,000) square feet in floor area, except where located in the Crawfordville Town Plan Overlay. Where permitted by the Comprehensive Plan, proposed new commercial rezonings shall be permitted only within one-quarter (1/4) mile of an intersection of two (2) collectors, collector and arterial, or two (2) arterial roadways. There shall be a limit of one (1) cluster within each intersection quadrant. New commercial rezonings beyond one-quarter mile of the intersection may be approved if the Board of County Commissioners makes the following findings: (a) that the proposed rezoning is compatible with the existing character

of the surrounding area; and (b) existing residentially zoned parcels will not be negatively impacted by the proposed rezoning. The aforementioned commercial location requirements in this subsection shall not apply to properties within the Crawfordville Town Plan that have been identified as High Intensity Commercial, Low Intensity Commercial, Neighborhood Serving Commercial or Cottage Commercial.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

2. Non-residential land uses shall also provide a landscape and design plan at the development review stage that clearly indicates how each site will meet the land development code's open space and landscape provisions. It is the intent of this requirement to promote the use of native vegetation to the fullest extent possible.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- (d) Non-residential development in structures over five thousand (5,000) gross square feet in area shall have connection to public water service and fire protection consistent with Land Development Code requirements.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- (e) Schools, nursing facilities and all activities used by over fifty (50) persons at one time shall have central sewer facilities (including package plants).

**Not Applicable**

- (f) Development within this land use shall provide at least twenty percent of the gross land area on which the development is located as open space. The County will ensure through this policy, its land development regulations, and development orders and permits that the open space provided pursuant to this requirement is maintained over time. Such open space shall not be developed except through the application of a Comprehensive Plan amendment.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

**Objective 13: Protect Wakulla County's Springs and Water Quality**

**Policy 13.3:** In order to minimize the contribution of nitrates to groundwater with its resultant effects on increased growth of vegetation in the springs, rivers and coastal waters, and loss of water clarity, and to foster long-term stewardship, special design and best management practices (BMPs) as set forth in policies 13.4 through 13.11 shall be instituted for all proposed development.

**Policy 13.4:** Proposed amendments to the Future Land Use Map (FLUM) shall meet the following criteria:

- 1) Demonstrate that the proposed uses will be developed consistent with conservation, best management practices or clustering design techniques, and

**Best management practices will be used throughout this project.**

- 2) Demonstrate that there will be no concentration or storage of hazardous materials without secondary containment.

**The proposed development will meet this standard.**

**Policy 13.5:** All open space shall be contiguous with protected open space on adjacent parcels to the maximum extent feasible.

**All open space areas will be located to the maximum extent feasible to protect open space on adjacent parcels.**

**Policy 13.6:** Drainage for streets and roads shall be provided through roadside swales and berms. Curb and gutter design shall be discouraged unless beneficial for removal and treatment of stormwater.

**The proposed development is Non-Residential.**

**Policy 13.7:** The following information is required prior to any new development in excess of one acre to evaluate the vulnerability of the development sites to leaching of nitrates into groundwater and subsequent transmission to surface waters:

- 1) An analysis of the site to determine the location and nature of potential karst features identified in the Conservation Element Policy 13.1 on the property that may have direct connections to the aquifer;

**See Environmental Survey**

- 2) If site analysis determines a likelihood of direct connection to the aquifer, a geophysical analyses to determine the depth of the water table, and thickness and extent of protective

clay layers over the aquifer; and  
**See Environmental Survey**

- 3) If the geophysical analysis confirms a direct connection to the aquifer, a comparative nitrate loading analysis for the proposed development shall be prepared and certified by a licensed professional geologist using professionally acceptable methodology based on the existing land use designation at the time of the amendment versus the proposed land use activity at build-out. The analysis shall take into account specific on-site best management practices and compensatory reduction off-site through the expansion of central sanitary sewer and/or storm-water facility. The analysis must demonstrate, with all factors taken into account, that there is no significant measurable net increase in nitrate loading to groundwater. The comparative nitrate loading study submitted as data and analysis as part of the comprehensive plan amendment shall be deemed to meet this requirement.

**Nitrate loading analysis is not required for this project.**

**Policy 13.8:** All development shall require best management practices, such as those included in the principles and practices of the Florida Yards and Neighborhood Program, and incorporate these practices into development orders and covenants and restrictions for subdivisions.

**Not Applicable**

**Policy 13.9:** Landscaping standards shall encourage plant materials to be native or naturalized species in order to avoid or minimize the use of irrigation and fertilizers. Landscaping standards should also encourage retention of existing native species rather than planting new vegetation.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

**Policy 13.11:** Minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development allowed under the existing land use designation. This will minimize the removal of existing trees and native vegetation and minimize soil compaction by delineating the smallest disturbance area feasible.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

**Policy 2.5.3:** Best management practices shall be used in combination as part of a BMP treatment plan to protect water quality and minimize flooding. BMPs shall be used in the design of stormwater management facilities and systems. The following stormwater BMPs shall be instituted to reduce nitrate loading:

- 1) All residential subdivisions shall use vegetated swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal highwater conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida.

**Not Applicable**

- 2) Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- 3) Whenever infiltration systems are not feasible, wet detention systems shall be used for stormwater treatment and management.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- 4) Per paragraph 62-346.301(1)(h), F.A.C. developments shall utilize the Northwest Florida Water Management District karst sensitive criteria.
  - a. Sensitive karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- b. All development approval by the County shall require the applicant to submit to the County a copy of the FDEP or NFWMD stormwater permit and the NPDES notice of intent to be covered by the construction generic permit prior to any land clearing.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- 5) All components of the stormwater treatment and management system shall be in common ownership and shall be maintained by the responsible legal entity identified in the FDEP or NFWMD stormwater permit, typically a homeowner or property owners association.

**Any future stormwater treatment and management system shall be in common ownership, and meet all NFWMD and FDEP regulations.**

- 6) The studies required in Future Land Use Policy 13.8 shall be used to characterize on-site soils and determine locations of geologic features including sinkholes, solution pipes, depressions, and depth of soil to lime rock. Sensitive karst features like sinkholes with a direct connection to the aquifer and stream-to-sink features shall be protected.

**This proposed development acknowledges this standard and will be addressed during the development review process. See Environmental Study.**

#### **TRANSPORTATION ELEMENT**

**Goal:** Maintain and enhance the quality of life in Wakulla County by providing a safe, convenient and efficient motorized and non-motorized transportation system that serves all residents and visitors to the county.

**Objective 1:** Monitor existing and future roadway deficiencies through the existing Concurrency Management System and the development review process to ensure that roadway capacities are available to concurrently handle the demand development generates.

**Policy 1.1:** The County hereby adopts Level of Service Standards (LOS) as defined by the Florida Department of Transportation (FDOT) for those roadway facilities designated as roadways on the State Intrastate Highway System.

**Policy 1.2:** Policy 1.2: The county hereby adopts peak hour directional LOS "E" standard for county owned roads within the Crawfordville Town Plan Overlay boundary, LOS "D" for county owned roads one link beyond the Crawfordville Town Plan Overlay boundary and LOS "C" for all other county owned roads. The County hereby adopts peak hour directional LOS "E" standard for all State owned roads located within the Crawfordville Town Plan Overlay boundary, or from Harvey Mill Road north to the Leon County Line, LOS "D" for State owned roads one link beyond the Crawfordville Town Plan Overlay boundary from Harvey Mill Road south to US 98, and LOS "C" for all other State owned roads except those on the State Intrastate Highway System or unless specifically identified for other Special Overlay Districts. The County hereby adopts peak hour directional LOS "D" standard for minor local roads within the Crawfordville Town Plan Overlay boundary, LOS "D" for minor local roads one link beyond the Crawfordville Town Plan Overlay boundary, and LOS "C" for all other minor local roads. Roadway links are significantly impacted if the net new external PM peak hour project trips in the peak direction are five percent (5%) or more of the service volume (PM peak hour, peak direction) at the adopted level of service (LOS) standard.

**See attached Traffic Impact Analysis.**

## CONSERVATION ELEMENT

### FLOODPLAINS

#### Policy 2.1:

- 1) Floodplains [1% annual chance floodplain (100-year floodplain) as identified on the FEMA/FIRM maps]

**This proposed site is located in FEMA Floodzone X. The FIRM Panel Number for this site is 12129C 0100 E and the date of the Firm Index is September 26, 2014**

- a. The existing shoreline or riverbank shall not be graded or destroyed and no existing vegetation shall be removed except as needed to construct boathouses, docks, or structures which, due to their purpose, must be located adjacent to the water. Construction of utility transmission lines shall be permitted.

#### **Not Applicable**

- b. Neither excavation nor filling may be done in a wetland or water body, except as otherwise provided for by Florida Law.

**The 7.07-acre parcel has no onsite wetlands. See Environmental Survey.**

- c. *"Floodplains shall have the same meaning as that contained in Rule 95-5.003, F.A.C.*

**Policy 2.3:** The County shall not allow any stormwater discharge to flow into a wetland, river, spring, spring run, or other body of water, or into a freshwater fishery, bay, lake or other marine habitat or sinkhole or other karst feature connected to the aquifer without sufficient prior treatment to protect the receiving waters from degradation consistent with the below applicable State water quality standards including State anti-degradation standards.

**No stormwater will be discharged or directed to any wetland or sinks.**

- 1) Treatment shall be consistent with the requirements of Section 373.4131, Florida Statutes and requirements established by the Northwest Florida Water Management District.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- 2) Stormwater treatment shall consist of vegetated off-line retention systems, whenever soil and geologic conditions allow. When other treatment practices must be used, a combination of best

management practices, especially vegetative practices, shall be incorporated into the stormwater management system.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- 3) The County shall also protect the natural function of all surface waters, active sinkholes (a hollow in a limestone region that communicates with a cavern or passage to the aquifer system), wetlands, beaches, dunes, natural freshwater or saltwater bodies, perennial streams, each of the four outstanding water ways, springs, and karst features, through land development regulations which shall provide that proposed site plans and planned unit developments shall be submitted for review by FDEP to determine if there are impacts from the development on the natural function of surface waters and the aforementioned natural features. Where adverse impacts are identified, uses and the related disturbed areas on the site shall be arranged to minimize such impacts.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- 4) Development may be allowed within the 1% annual chance floodplain (100-year floodplain) where the applicant can show through accepted engineering practices that such development will not adversely impact the natural functions, water quality, or water quantity of the affected floodplain. Post-development runoff rates shall not exceed pre-development discharge rates. Any development within the 1% annual chance floodplain (100-year floodplain), as identified on the FEMA/FIRM Community Panels for Wakulla County, shall avoid mass clearing or grading, shall utilize native vegetation, allow for the maximum amount of open space, and promote erosion prevention practices to control sediment transfer from a development site to the 1% annual chance floodplains (100-year floodplains).

**This proposed site is located in FEMA Floodzone X. The FIRM Panel Number for this site is 12129C 0100 E and the date of the Firm Index is September 26, 2014**

**Policy 6.4:** The use of landscaping best management practices as stated in the Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries (Florida Department of Environmental Protection, 2015) is encouraged by non-commercial applicators of fertilizer. All commercial and institutional applicators of fertilizer shall comply with Article 2 of Chapter 13 in the code of ordinances and as such, abide by the practices of the aforementioned Best Management Practices manual.

**This proposed development acknowledges this standard and will be addressed during the development review process.**





## WAKULLA SPRINGS SPECIAL PLANNING AREA

**Objective 12.0:** To develop solutions to restore the health of Wakulla Springs by reducing pollutants in the groundwater.

**Policy 12.1:** The County shall adopt in the Land Development Regulations a mapped Primary Spring Protection Zone (PSPZ) for Wakulla Springs based on the Florida Aquifer Vulnerability Assessment (FAVA) and in consideration of the Wakulla Aquifer Vulnerability Assessment and the Leon County Aquifer Vulnerability Assessment. Land development regulations shall be adopted to establish additional requirements and regulations within the PSPZ to minimize the adverse impacts of development on groundwater recharge quality and quantity. At a minimum, Wakulla County shall consider and address the items below:

- 1) The preferred method of wastewater treatment in the PSPZ shall be connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards. Land development regulations shall be amended to include enhanced requirements for new development and redevelopment to connect to Advanced Wastewater Treatment facilities. The costs of required sewer connections in the PSPZ shall be borne in part or in whole by the developer.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- 2) When connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards is not available, new development and redevelopment in the PSPZ shall use Performance Based On-Site Treatment Disposal Systems (OSTDS) that are engineered to remove the nutrients affecting the PSPZ. Existing traditional OSTDS shall be upgraded to Performance Based OSTDS when the traditional OSTDS fails, as defined in the Florida Administrative Code. A process providing alternatives to upgrading to a Performance Based OSTDS at the time of traditional OSTDS failure may be developed for low-income households. To ensure that all existing traditional OSTDS and new Performance Based OSTDS function effectively, local government shall work with regional partners to evaluate and otherwise designate a Responsible Management Entity and supporting fee structure.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- 3) New development and redevelopment in the PSPZ shall use a Low Impact Development approach, in addition to conventional water quality treatment infrastructure required outside the PSPZ, to minimize adverse impacts of development on water quality and Wakulla Springs. Land development regulations shall specify the mechanism for implementing the Low Impact Development planning and design approach. Standards shall be adopted in the Land Development Regulations to include use of Low Impact Development techniques for new residential subdivisions in the PSPZ that have both a density of up to two (2) units per acre and

exceed a total of five (5) lots.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- 4) Establish a transfer of development units system within the PSPZ to foster growth in the Crawfordville Community, increase the feasibility of providing centralized sewer service, and protect Wakulla Springs. The transfer of development units system shall be based on the policies below:
- a. The Rural and Urban Future Land Use Map categories inside the PSPZ shall be designated as the sending areas to transfer dwelling units out of. Expansion of the Rural or Urban Future Land Use Map categories shall only be allowed in the PSPZ in areas with existing development where infill development activities are desired by the County.

**Not Applicable**

- b. Areas inside the Crawfordville Community, where connection to sewer facilities designed to achieve Wastewater Treatment standards is available and required, shall be designated to receive dwelling units.

**Not Applicable**

- c. No Future Land Use Map amendments in the PSPZ to a Future Land Use designation that permits residential density greater than one (1) unit per two (2) acres with connection to central water service or one (1) unit per five (5) acres without shall be allowed unless the property included in the amendment is served by central sewer, or unless such service shall be guaranteed, through an enforceable development agreement pursuant to chapter 163, Florida Statutes, to be in place concurrently with the proposed development.

**Not Applicable**

- d. No Future Land Use Map amendments in the PSPZ shall be permitted that would result in a net increase in residential density above two (2) units per acre.

**Not Applicable**

- 5) Restrict fertilizer content and application rates and incorporate the principles of the Florida Yards and Neighborhoods Program.

**Not Applicable**

- 6) Protection of environmentally sensitive areas and features within the PSPZ shall be a priority

for local government environmental land acquisition.

**This proposed development acknowledges this standard and will be addressed during the development review process.**

- 7) Regulate the placement of underground storage tanks and restrict land uses which use, produce, or generate as a waste any listed Resource Conservation and Recovery Act (RCRA) material or EPA priority pollutant.

**See Underground Storage Tanks System, Construction and Maintenance Information**

**Objective 13:** Protect Karst Features within the County through the use of design standards and buffers.

**Policy 13.1:** Development shall meet the following design standards:

- 1) Except as otherwise provided, development shall be buffered from the following karst features as shown below:

Feature	Minimum buffer (feet)
1 <sup>st</sup> & 2 <sup>nd</sup> Magnitude Springs	300
Spring runs	150
Smaller Springs	100
Sinkholes, with a direct connection to the aquifer	100
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	100

- 2) The buffer shall be measured from the rim of the sinkhole or karst feature; ordinary highwater line for fresh water springs and spring runs; or mean high water line for tidally connected springs and spring runs.

**This site does not contain any sinkhole or karst features, nor are there any within 300 feet of the property boundary. See Environmental Survey**

- 3) The buffer required in (1.) above shall retain all natural vegetation within the buffer area, except for minimal removal to allow uses such as docks or boardwalks for which mitigation is required.

**Not Applicable**

- 4) Activities involving the restoration of the natural function and appearance of karst features are not to be considered development for the purpose of this policy. Best

Management Practices and design standards for karst feature restoration shall be incorporated in the Land Development Code.

**Not Applicable**

**G. Florida Statues Chapter 163**

**The Florida Statutes**

**Chapter 163**

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

- a. The amount of land required to accommodate anticipated growth.

**The proposed development consists of 7.07-Acres.**

- b. The projected permanent and seasonal population of the area.

**According to the Wakulla County Needs Assessment from April 2017, "...the population of the County is expected to increase from the adjusted 2015 population of 27,983 to 35,800 persons by 2035. This figure is expected to grow by 7,817 over the planning horizon."**

- c. The character of undeveloped land.

**The land has historically been vacant. Please see Environmental Survey report.**

- d. The availability of water supplies, public facilities, and services.

**The proposed site has central sewer and water readily available.**

- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

**The proposed land use change to Rural-2 will allow for new development to occur on the parcel.**

- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

**Not Applicable**

- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

**Not Applicable**

- h. The discouragement of urban sprawl.

**The parcel proposed for development is at a major intersection that currently has a C2 zoning surrounding the intersection. In addition, this is consistent with the Wakulla County Needs Assessment from 2017.**

- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

**The proposed project will create jobs in the construction industry and building trades throughout the development of the site. Once completed, there will be permanent jobs to ensure the success of the commercial development.**

- j. The need to modify land uses and development patterns within antiquated subdivisions.

**Parcel is not in a subdivision.**

- 8. Future land use map amendments shall be based upon the following analyses:
  - a. An analysis of the availability of facilities and services.

**This development is consistent with the Rural-2 standards for locating commercial uses.**

- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

**See Environmental Survey**

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

**The 7.07-acre site is sufficient to accommodate the proposed commercial development.**

- 9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

- a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon



**SOUTHEASTERN  
CONSULTING**

patterns generally emanating from existing urban developments.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

(VI) Fails to maximize use of existing public facilities and services.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

(VII) Fails to maximize use of future public facilities and services.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

(IX) Fails to provide a clear separation between rural and urban uses.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

**The proposed project is non-residential.**





(XI) Fails to encourage a functional mix of uses.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

(XII) Results in poor accessibility among linked or related land uses.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

(XIII) Results in the loss of significant amounts of functional open space.

**The proposed Rural-2 Land Use is compatible with the land use patterns adjacent to this site.**

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

**The proposed Rural-2 Land Use is compatible with counties vision for the development of this site.**

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**The proposed Rural-2 Land Use is compatible with counties vision for the development of this site.**

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**The proposed Rural-2 Land Use is compatible with counties vision for the development of this site.**

(IV) Promotes conservation of water and energy.

**The proposed Rural-2 Land Use is compatible with counties vision for the development of this site.**

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique,

and prime farmlands and soils.

**The proposed Rural-2 Land Use is compatible with counties vision for the development of this site.**

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

**The proposed Rural-2 Land Use is compatible with counties vision for the development of this site.**

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

**The proposed Rural-2 Land Use is compatible with counties vision for the development of this site.**

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

**The proposed project is non-residential.**

## H. Environmental Survey Report

**Sunstop Commercial  
Environmental Survey Report  
Wakulla County, Florida**



**August 2021**

**Prepared by:**



**Florida Environmental  
and Land Services Inc.**

221-4 Delta Court, Tallahassee, FL 32303

850-385-6255 | [www.felsi.net](http://www.felsi.net)

# Sunstop Commercial Environmental Survey Report Wakulla County, Florida

---

## I. Introduction

The project area evaluated in this assessment includes a 7.5 -acre portion of the parent parcel 31-2S-01W-000-04177-000 located at the northwest corner of Bloxham Cutoff Rd and Crawfordville Hwy in Wakulla County, FL. A location map is included as Figure 1. An inspection of the project area was conducted by qualified biologists from Florida Environmental and Land Services, Inc. (FELSI) on July 21, 2021, to survey environmental features such as wetlands, potential karst features and listed species.

The vegetative communities are defined by the "Florida Land Use, Cover and Forms Classification System" (FDOT, 1999) and are described below in Section III. The locations of the vegetative communities are shown in the aerial map in Figure 2. A general listed species and potential karst survey was also conducted during the site assessments. No geotechnical investigations have been conducted to date. Wildlife and listed species are further discussed under Section IV and potential karst features are further discussed in Section V.

The environmental evaluation includes the following details:

- No designated critical habitat is present in the subject property.
- No wetlands were present onsite, as defined by the State of Florida, Rule 62-340 and the United States, Corps of Engineers Wetland Delineation Manual, 1987.
- No listed species were observed on the subject property.

## II. Soil Characteristics

The soil series and descriptions, as described by the Natural Resources Conservation Service (NRCS), found in the project area are listed below in Table 1. The predominant soil type is Alpin sand, 0-5% slopes, which is described as excessively drained with a depth to water table value of more than 80 inches. The soil types are not hydric. Soils are depicted in Figure 2.

**Table 1. Soil Types located on the Subject Property**

Key	Soil Type	Description	Hydric
4	<i>Alpin sand</i> , 0-5% slopes	Excessively drained with depth to water table more than 80 inches.	No
7	<i>Otela fine sand</i> , 0-5% slopes	Moderately well drained with depth to water table about 42-66 inches.	No
21	<i>Lakeland sand</i> , 0-5% slopes	Excessively drained with depth to water table about 80 inches.	No

## III. Vegetative Communities

The subject property has previously been utilized as a coniferous plantation. The terrain is gently sloping with an elevation ranging from 36 to 24 ft with no significant grades. The environmental survey identified two types of communities. These habitats are described below as defined by the Florida Land Use, Cover and Forms Classification System (FLUCCS). The location of each FLUCCS code on the parcel is depicted on the aerial map provided in Figure 2. Photographs of the community types are also included.

#### Hardwood–Conifer Mixed (FLUCCS 434)

This community type is present along the southern portion of the subject property. The canopy consists of slash pine (*Pinus elliottii*), water oak (*Quercus nigra*), and pignut hickory (*Carya glabra*), with an understory of yaupon holly (*Ilex vomitoria*), persimmon (*Diospyros virginiana*), American beautyberry (*Callicarpa americana*), and sassafras (*Sassafras albidum*). The groundcover stratum includes blackberry (*Rubus trivialis*), rustweed (*Polypremum procumbens*), grape vine (*Vitis rotundifolia*), and bracken fern (*Pteridium aquilinum*).

#### Upland Scrub, Pine and Hardwoods (FLUCCS 436)

This community type is present in the northern portion of the subject property and was previously planted pine until it was harvested and left to regenerate naturally. Due to previous logging, this community has sparse canopy cover and the shrub/subcanopy strata is approximately 1 to 2 meters in height. This subcanopy stratum consists of slash pine (*Pinus elliottii*), persimmon (*Diospyros virginiana*), grapevine (*Vitis rotundifolia*) and yaupon holly (*Ilex vomitoria*). The groundcover species include bracken fern (*Pteridium aquilinum*), rustweed (*Polypremum procumbens*), catbriar (*Smilax spp.*) and various panic grasses (*Panicum spp.*).

#### **IV. Wildlife and Listed Species**

A general threatened and endangered animal and plant species survey was conducted on July 21, 2021. An online Biodiversity Matrix records search was conducted through the Florida Natural Areas Inventory (FNAI) website to determine if protected or listed species have previously been recorded in the vicinity of the project. Based on this information, one 'likely' element was found – the Florida black bear (*Ursus americanus floridanus*). The USFWS Information for Planning and Consultation System (IPaC) showed the following protected wildlife species have the potential to be affected by activities in the project area: gopher tortoise (*Gopherus polyphemus*), eastern indigo snake (*Drymarchon corais couperi*), red-cockaded woodpecker (*Picoides borealis*), and the wood stork (*Mycteria americana*). No federally designated critical habitat is present in the project area. Potential habitat utilization by listed species is discussed below and summarized in Table 2.

#### Florida Black Bear

The Florida black bear is no longer state or federally listed, however the species is protected under Chapter 68A-6.002, Florida Administrative Code, the Black Bear Conservation Plan. According to the Florida Fish and Wildlife Conservation Commission (FWC) Eastern Panhandle BMU Range Map (2019), the project is within the occurrence designation of 'frequent'. Potential habitat for the species within the project area is considered high. It is recommended by the FWC that during construction activities and after development that visitors and residents abide by the Bear Aware Recommendations to avoid human-bear interactions. Proper removal and securing of food and trash are key components of this effort. No bears or bear signs were observed during the site inspection.

#### Gopher Tortoise

Due to the historical use of the parcel as a coniferous plantation, the disturbed state of the soils and the high basal area planting style of the plantation makes the parcel an unlikely burrowing site for the gopher tortoise. No burrows were observed during the site visit, and it has been determined that the subject parcel does not contain any suitable habitat for this species due to the frequently disturbed nature of the project area. As per Florida Code and rule 68A-27.004, the gopher tortoise is listed as a threatened species and shall be afforded protection.

#### Eastern Indigo Snake

The eastern indigo snake is a federally designated threatened species which is a commensal of the gopher tortoise. Female indigo snakes typically lay their eggs in gopher tortoise burrows. Suitability

of the habitat for this species is considered low, due to the lack of gopher tortoise habitat in the project area.

Wood Stork

No known wood stork (*Mycteria americana*) nesting colonies are recorded within or in the vicinity of the subject property. The subject property is not within the designated Core Foraging Habitat of the wood stork. There is no potential habitat for the wood stork.

Red-cockaded Woodpecker

The red-cockaded woodpecker is a federally designated endangered species throughout its range. Ideal habitat for the woodpecker is mature pine forests with a preference for longleaf pines that average 80-120 years old. The subject parcel contains some pine trees, but they are not longleaf pine (*Pinus palustris*) and have not yet reached sufficient maturity to provide critical habitat for the species. No red-cockaded woodpeckers or nests were observed during the listed species surveys, and potential utilization of the site by the species is considered low.

**Table 2. Protected Wildlife and Plant Species Potentially Occurring on Subject Property**

Scientific Name	Common Name	Protection Status	Potential Occurrence
<b>Birds</b>			
<i>Picooides borealis</i>	Red-cockaded Woodpecker	FE	Low
<b>Mammals</b>			
<i>Ursus americanus floridanus</i>	Florida Black Bear	P	Mod
<b>Reptiles and Amphibians</b>			
<i>Ambystoma cingulatum</i>	Frosted Flatwoods Salamander	FT	Low
<i>Drymarchon corais couperi</i>	Eastern Indigo Snake	FT	Low
<i>Gopherus polyphemus</i>	Gopher Tortoise	C/ST	Low
<i>Pituophis melanoleucus mugitus</i>	Florida Pine Snake	ST	Mod
<b>Plants</b>			
<i>Agrimonia incisia</i>	Incised Groove-bur	ST	Low
<i>Andropogon arctatus</i>	Pine-woods bluestem	ST	Low
<i>Nolina atopocarpa</i>	Florida Beargrass	ST	Low
<i>Phoebanthus tenuifolius</i>	Pineland False Sunflower	ST	Low
<i>Pityopsis flexuosa</i>	Bent Golden Aster/Zigzag Silkgrass	SE	Mod
<i>Scutellaria floridana</i>	Florida Skullcap	FT	Low

**Key:** C-Candidate Species, FE-Federally-designated Endangered, FT-Federally-designated Threatened, FT(S/A)-Federally-designated Threatened due to similarity of appearance, P-Protected, SE-State of Florida Endangered, ST-State of Florida Threatened

**V. Floodplain**

This parcel is located in FEMA Floodzone X.

**Sunstop Commercial Photos**

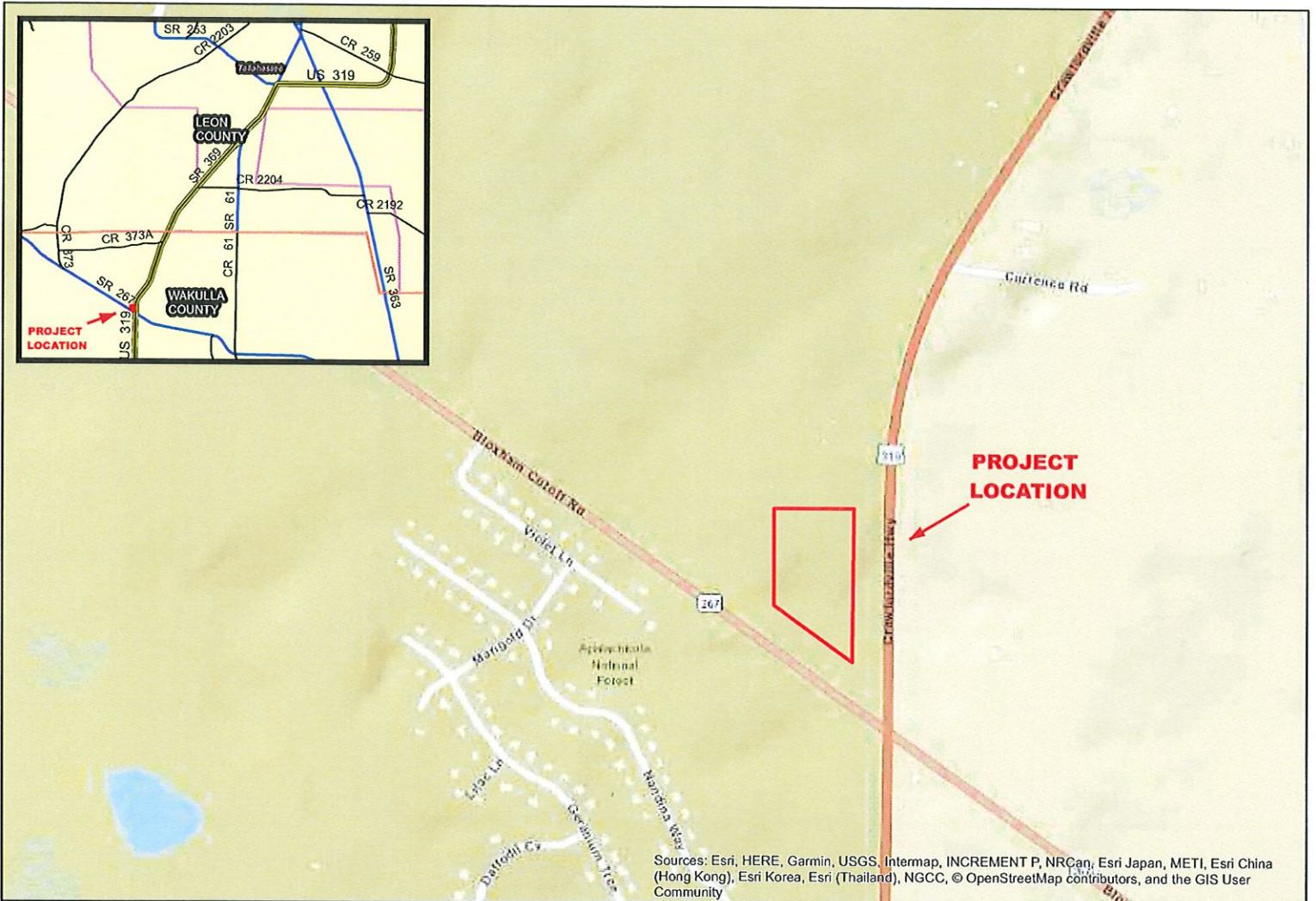


**Hardwood-Conifer Mixed (FLUCCS 434)**




**Upland Scrub, Pine and Hardwoods (FLUCCS 436)**

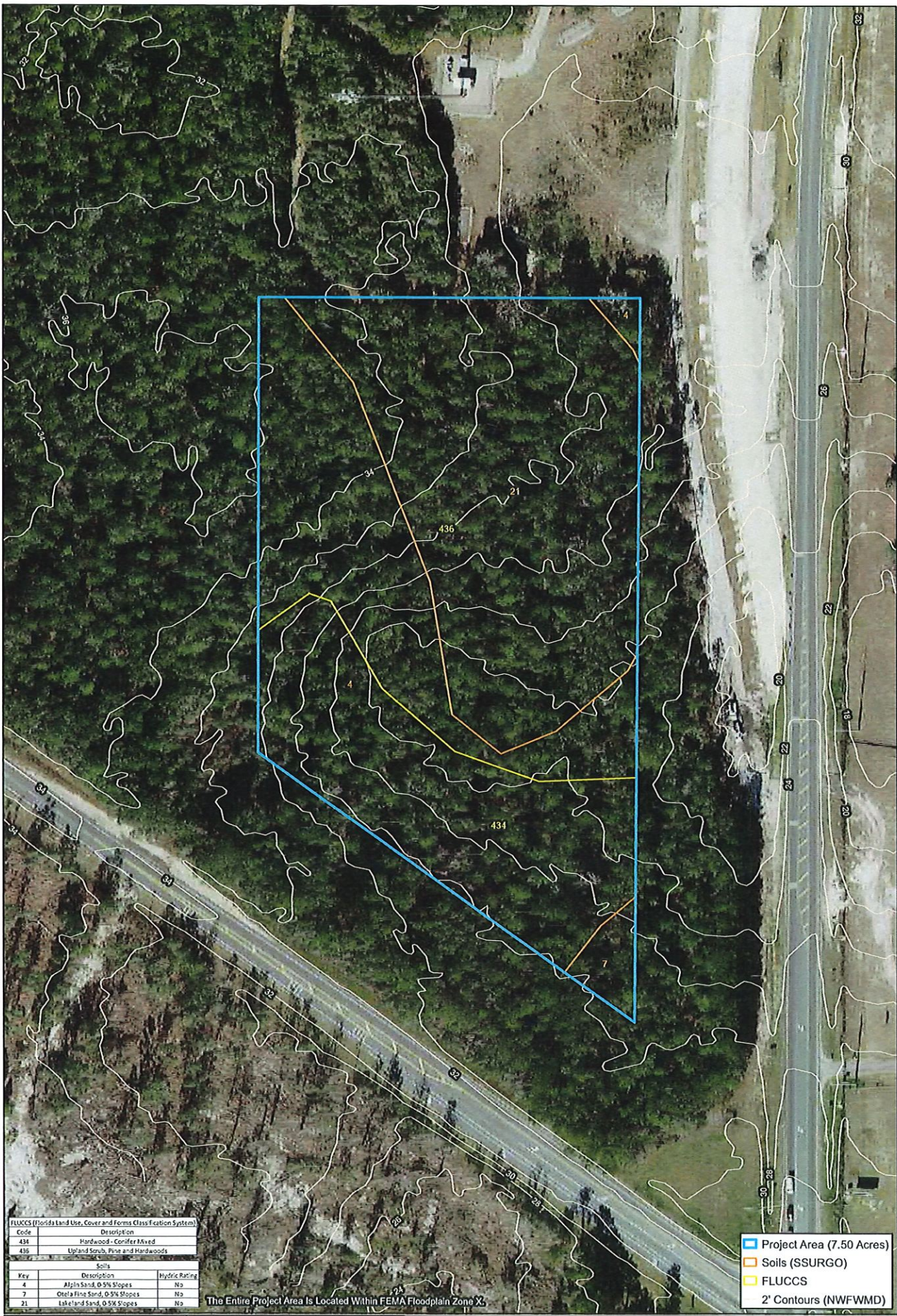




Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

 <b>Florida Environmental &amp; Land Services Inc.</b> 221-4 DELTA COURT TALLAHASSEE, FL 32303 (850) 385-6255	PROJECT: <b>Sunstop Commercial</b> WAKULLA COUNTY, FLORIDA	TITLE: <b>Figure 1- Location Map</b>	Project Area (7.5 Acres)	Page: <b>1</b> Of: <b>1</b>
	DATE: 8/3/2021	BY: NC	CHECK: EP	

PIN #31-2S-01W-000-04177-000



FLUCCS (Florida Land Use, Cover and Forms Classification System)		
Code	Description	
434	Hardwood - Conifer Mixed	
436	Upland Scrub, Pine and Hardwoods	
Soils		
Key	Description	Hydric Rating
4	Alpin Sand, 0-5% Slopes	No
7	Ocala Fine Sand, 0-5% Slopes	No
21	Isleland Sand, 0-5% Slopes	No

The Entire Project Area Is Located Within FEMA Floodplain Zone X.

- Project Area (7.50 Acres)
- Soils (SSURGO)
- FLUCCS
- 2' Contours (NFWFMD)

**Florida Environmental & Land Services Inc.**  
 221-4 DELTA COURT  
 TALLAHASSEE, FL 32303  
 (850) 385-6255

PROJECT: **Sunstop Commercial**  
 WAKULLA COUNTY, FLORIDA

TITLE: **Figure 2 - Aerial**

DATE: 8/3/2021	BY: NC	CHECK: EP	FELSI PROJECT # 21-1949
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Scale: 0 25 50 100 150 Feet  
 PIN #31-2S-01W-000-04177-000  
 FOOT AERIALS 2019

## I. Division of Historical Resources Letter



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

Elva Peppers  
Project Manager  
Florida Environmental & Land Services, Inc.  
221-4 Delta Court  
Tallahassee, Florida 32303

August 20, 2021

RE: DHR Project File No.: 2021-4594, Received by DHR: July 28, 2021  
Project: *LOCORD-Wakulla County Comprehensive Plan Amendment Process  
SunStop at Bloxham and Crawfordville Hwy  
Wakulla County Parcel ID No.: 31-2S-01W-000-04177-000*

Ms. Peppers:

The Division of Historical Resources reviewed the Florida Master Site File to identify historic resources present within the submitted property boundaries. The Division of Historical Resources provides this information in an advisory capacity and to offer technical assistance for the applicant and Wakulla County pursuant to Section 267.031, *Florida Statutes* and *Wakulla County Comprehensive Plan Objective 5, Policy 5.11*. Walton County is responsible for any decision requiring the applicant undertake further action regarding mitigation or avoidance of development within the submitted property boundaries.

A review of the Florida Master Site File (FMSF) indicates that the approximately 7.5-acre project area has not been previously surveyed for historic resources. Wakulla County Parcel ID No. 31-2S-01W-000-04177-000 is currently undeveloped woodland.

The project area is similar to other areas in Wakulla County where archaeological sites are located. Since the project area has not been surveyed in the past, a professional archaeological assessment and report consistent with Rule 1A-46, Florida Administrative Code, may help the Wakulla County and the applicant determine if such resources are present. The Division of Historical Resources may provide additional technical assistance in evaluating any identified resources at the request of Wakulla County and/or the applicant.

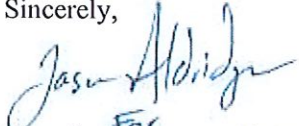
If you have any questions, please contact Corey Lentz, Historic Preservationist II, by email at [Corey.Lentz@dos.myflorida.com](mailto:Corey.Lentz@dos.myflorida.com), or by telephone at 850.245.6339.

**Division of Historical Resources**  
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399  
850.245.6300 • 850.245.6436 (Fax) • [FLHeritage.com](http://FLHeritage.com)



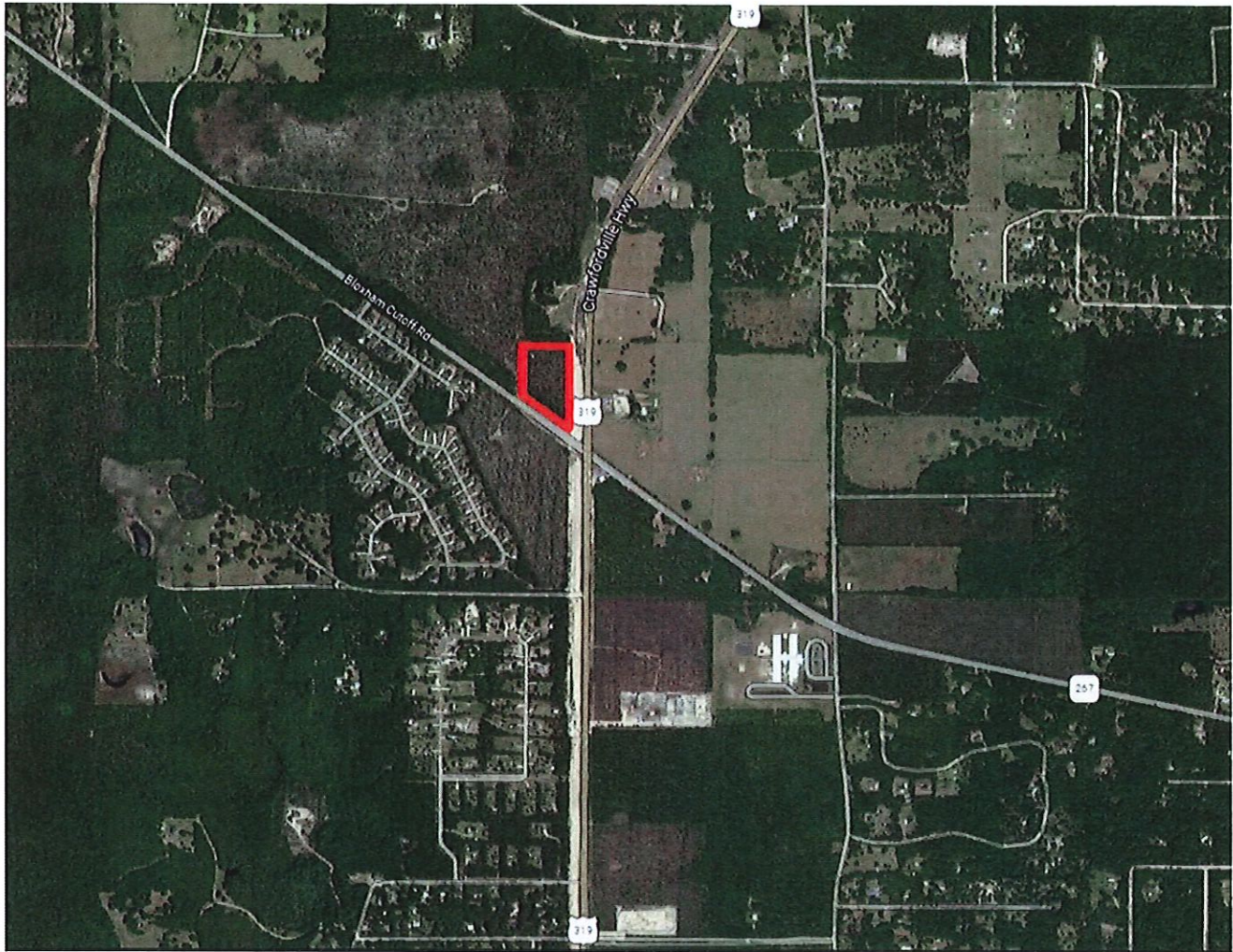
Elva Peppers  
DHR Project File No.: 2021-4594  
August 20, 2021  
Page 2

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy A. Parsons". The signature is written in a cursive style with a large initial "T".

Timothy A. Parsons, Ph.D.  
Director, Division of Historical Resources  
& State Historic Preservation Officer

## J. Traffic Impact Analysis



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## SR 267 & SR 369 Traffic Impact Analysis Wakulla County, Florida

AVO 45698.001  
August 12, 2021



August 6, 2021

Mr. Edward N. Bass III, PE  
Southeastern Consulting  
253 Pinewood Drive  
Tallahassee, Florida 32303

Re: SR 267 & SR 369 Traffic Impact Analysis

Mr. Bass:

Halff Associates, Inc. is pleased to submit this report to Southeastern Consulting documenting our review of the projected traffic impacts for the future development of the 7.07-acre vacant parcel located on the northwest corner of the SR 267 and SR 369 intersection in Wakulla County, Florida. This report summarizes the results of the study performed. The draft report was submitted for review on August 6, 2021. Client review will be incorporated into the final report as necessary.

Halff Associates, Inc. appreciates the opportunity to be of service to you on this important project. Please do not hesitate to call if you have any questions or concerns regarding this project.

Sincerely,

**HALFF ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read "Mark Llewellyn Jr.", written over a light blue horizontal line.

Mark Llewellyn Jr, PE  
Transportation Team Leader

A handwritten signature in black ink, appearing to read "Richard W. Davenport", written over a light blue horizontal line.

Richard W. Davenport, EI  
Graduate Civil Engineer



## Table of Contents

1. Executive Summary	2
1.1 Project Site Description	2
1.2 Intersection Impacts Summary	2
2. Data Collection	3
2.1 Turning Movement Counts	3
2.2 Existing Condition LOS Analysis	3
3. Proposed Site Trip Generation and Distribution	4
3.1 Trip Generation Analysis	4
3.2 Trip Distribution Analysis	5
4. Synchro Intersection Analysis	6
5. Intersection Impacts and Recommendations	6

## Appendix

- A. Turning Movement Count Data
- B. Synchro Existing and Proposed Condition Results



Digitally signed by  
Mark T Llewellyn  
Date: 2021.08.12  
10:19:50 -04'00'

*Prepared by:*  
Mark Llewellyn Jr, PE  
Florida License Number 80712

Halff Associates, Inc.  
2507 Callaway Road  
Suite 100  
Tallahassee, FL 32303

*Programs Utilized:*  
Synchro 10  
Microsoft Excel

## 1. Executive Summary

Halff Associates, Inc. (HALFF) is pleased to provide this Traffic Impact Analysis for a conceptual future development (project site) on the northwest corner of the SR 267 and SR 369 intersection (SR 267/369 intersection) in Wakulla County, Florida. The intent of this study is to evaluate the project site impact on the near future condition of the SR 267/369 intersection (under construction at the time of this analysis). This study includes trip generation and distribution analysis for the project site, and existing and proposed level of service (LOS) analysis for the SR 267/369 intersection. To support our analyses and recommendations, this report contains:

- Turning Movement Count Data, **Appendix A**
- Synchro Existing and Proposed Condition Results, **Appendix B**
  - Existing AM Peak Hour
  - Existing PM Peak Hour
  - Proposed AM Peak Hour
  - Proposed PM Peak Hour

### 1.1. Project Site Description

The existing project site consist of a 7.07-acre vacant parcel. The conceptual development, provided by Southeastern Consulting, consists of a 16-pump gas station with accompanying convenience store and small car wash. In addition, an outparcel is anticipated which may provide room for up to 25,000 sq-ft. in building space. Through coordination with Southeastern Consulting, this analysis anticipates the outparcel will include a 6,000 sq-ft high turnover restaurant and 11,000 sq-ft in general retail.

Access to the project site is anticipated to include a right-in/right-out driveway off SR 369 and a full access driveway off SR 267.

The SR 267/369 intersection is currently under construction (FDOT FPID# 220495-7-52-01). HALFF received the construction plans for the improvements from Southeastern Consulting. The intersection configuration, signalization infrastructure, and signal timing scheme from the provided construction plans were used as the base conditions for this study.

### 1.2. Intersection Impacts Summary

The data collected and analyzed served to evaluate the project site anticipated impacts to the existing conditions (post ongoing construction) at the SR 267/369 intersection. These impacts are described in detail within this report and are briefly summarized below:

**Traffic Impact Analysis** – The additional trips generated by the proposed development are anticipated to cause a minor increase in overall intersection delay (3.6 seconds during the AM peak hour and 1.5 seconds during the PM peak hour). This increase in delay is not anticipated to worsen the overall intersection LOS during peak periods nor trigger approach failures. In addition, signal timing adjustments may be made in the field to accommodate the anticipated increase in vehicle volumes.

## 2. Data Collection

Data collection to support this study included on-site observation, aerial review of the project vicinity, and AM/PM peak hour turning movement counts (TMCs).

### 2.1. Turning Movement Counts

Existing AM and PM peak hour TMCs were collected on Tuesday, July 20, 2021 at the SR 267/369 intersection. The TMC included the hours of 7am to 9am and 4pm to 6pm. All vehicle turning movements were counted in 15-minute increments. The AM and PM peak hour TMCs were determined from the count data and utilized for the basis of the analyses provided in this report. Count data and peak hour summaries are provided in **Appendix A**.

### 2.2. Existing Condition LOS Analysis

HALFF utilized Synchro to evaluate the existing LOS of the intersection. Intersection and signalization details from the provided construction plans were utilized to develop the Synchro model (Max Green 2 timings used for AM and PM peak hours). **Appendix B** contains Synchro output which details existing condition signal timing and detailed operational data. **Table 1** contains a summary of the existing condition operational performance of the intersection.

**Table 1: Existing Condition LOS Summary**

Existing Condition LOS Summary									
AM Peak Hour					PM Peak Hour				
<b>Overall Intersection Summary</b>					<b>Overall Intersection Summary</b>				
Intersection LOS		C			Intersection LOS		C		
Intersection Delay (sec.)		29.8			Intersection Delay (sec.)		27.8		
<b>Approach Summary</b>					<b>Approach Summary</b>				
	NB	SB	EB	WB		NB	SB	EB	WB
LOS	C	C	C	D	LOS	C	C	C	D
Delay (Sec.)	25.0	31.8	28.7	45.9	Delay (Sec.)	30.5	24.0	28.9	47.8

*Note: TMC data collection occurred during the COVID-19 pandemic. This data was collected during the Florida "Phase 3" recovery and no factor has been applied to account for possible COVID-19 related traffic impacts, as directed by FDOT.*

### 3. Proposed Site Trip Generation and Distribution

In order to evaluate the project site anticipated impact to the SR 267/369 intersection, the following trip generation and distribution analysis has been completed.

#### 3.1. Trip Generation Analysis

Trip Generation for this analysis has been conducted using a combination of data sources. The Florida Department of Transportation 2012 Trip Generation Analysis (FDOT 2012 Analysis) was used to calculate the AM and PM peak hour (of adjacent street) traffic volumes for the anticipated gas station and convenience store. The FDOT 2012 Analysis provides data for the PM peak hour only; therefore, the PM peak hour data was used for the AM peak hour as well (this is conservative as the PM peak hour is anticipated to generate more trips than the AM peak hour). The Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition was used to calculate the AM and PM peak hour (of adjacent street) traffic volumes for the anticipated restaurant/retail outparcel.

Internal capture was not included in this analysis. Average Pass-By trip percentages provided by the FDOT 2012 Analysis and ITE Trip Generation, 10th Edition have been applied. **Table 2** summarizes the trip generation analysis.

**Table 2: Trip Generation Summary**

Development: Northwest Corner of SR 267/SR 369 Intersection										
Description: Mixed-Use										
Description / ITE Code	Units	No. Units	Average Rate	Pass-By Rate	Internal Capture	Total Trips	Enter Split	Exit Split	Enter Trips	Exit Trips
<b>AM Peak Hour</b>										
Proposed Convenience with Gas	Fueling Position	16	17.09	78%	N/A	60	50%	50%	30	30
High Turnover (Sit-Down) Restaurant / 932	1,000 SF	6	9.94	43%	N/A	34	55%	45%	19	15
Shopping Center	1,000 SF	19	0.94	34%	N/A	12	62%	38%	7	5
<b>Total AM Trip Generation</b>									<b>56</b>	<b>50</b>
<b>PM Peak Hour</b>										
Proposed Convenience with Gas	Fueling Position	16	17.09	78%	N/A	60	50%	50%	30	30
High Turnover (Sit-Down) Restaurant / 932	1,000 SF	6	9.77	43%	N/A	34	62%	38%	21	13
Shopping Center	1,000 SF	19	3.81	34%	N/A	48	48%	52%	23	25
<b>Total PM Trip Generation</b>									<b>74</b>	<b>68</b>

### 3.2. Trip Distribution Analysis

Southeastern Consulting anticipates that access to the project site will be provided through a right-in/right-out driveway off SR 369 and a full access driveway off SR 267. Each entrance is anticipated to provide access to the entire site. Driver behavior entering and exiting the project site is anticipated to reflect existing traffic patterns in the area. The project site configuration, existing traffic volumes, and engineering judgment were utilized to determine the distribution of proposed trips through the intersection. The following Distribution Methodology was used:

- **Northbound** – Upon evaluation of the SR 369 FDOT Construction Plans, it was determined that the proposed median between the northbound and southbound lanes on the north side of the intersection will prevent northbound vehicles from entering or exiting the project site directly from SR 369. Entering vehicles will instead need to turn left onto SR 267 at the signal and then make an immediate right turn to access the project site. Similarly, exiting vehicles will need to turn left onto SR 267 and queue in the eastbound left turn lane to proceed northbound from the project site.
- **Southbound** – Southbound vehicles approaching the intersection from the north may enter the SR 369 access to the project site prior to reaching the intersection. However, it is anticipated that a small number of vehicles will utilize the intersection to enter the project site via the access along SR 267. The majority of southbound vehicles exiting the project site are anticipated to exit via the SR 369 access and proceed through the intersection. A smaller percentage of vehicles are anticipated to exit via the SR 267 access point, turning left onto the eastbound approach and then turning right at the intersection to proceed southbound.
- **Eastbound** – Since there are no medians proposed on the SR 267 intersection approaches, vehicles traveling eastbound from the west are anticipated to access the project site via the SR 267 access point, thereby not entering the intersection. Vehicles exiting the project site proceeding eastbound are anticipated to either exit via SR 369 turning right and queuing in the southbound left turn lane or exit via SR 267 turning left and proceeding eastbound through the intersection.
- **Westbound** – Westbound vehicles entering the project site from the east are anticipated to proceed through the intersection and then turn right via the SR 267 access. Vehicles exiting the project site and proceeding westbound via the SR 267 access are anticipated to not impact the intersection, however, a small number of vehicles may exit via SR 369 and turn right at the southbound approach of the intersection and continue westbound.

**Table 3** displays the additional turning movements anticipated by the project site at the SR 267/SR 369 intersection.

**Table 3: Proposed Condition Intersection Impact**

Intersection	NB			SB			EB			WB		
	L	T	R	L	T	R	L	T	R	L	T	R
<b>AM Peak Hour</b>												
SR 267 at SR 369	34	-	-	2	8	2	27	1	2	-	9	-
<b>PM Peak Hour</b>												
SR 267 at SR 369	16	-	-	3	26	2	11	1	7	-	5	-

#### 4. Synchro Intersection Analysis

HALFF updated the existing condition AM and PM peak hour Synchro models with the anticipated increase in intersection turning movements anticipated from the project site. No signal timing changes were made to the proposed condition models. **Appendix B** contains Synchro output which details proposed signal timing and detailed operational data. **Table 4** contains a summary of the proposed condition operational performance of the intersection.

**Table 4: Proposed Condition LOS Summary**

Proposed Condition LOS Summary									
AM Peak Hour					PM Peak Hour				
<b>Overall Intersection Summary</b>					<b>Overall Intersection Summary</b>				
Intersection LOS		C			Intersection LOS		C		
Intersection Delay (sec.)		33.4			Intersection Delay (sec.)		29.3		
<b>Approach Summary</b>					<b>Approach Summary</b>				
	NB	SB	EB	WB		NB	SB	EB	WB
LOS	C	D	C	D	LOS	C	C	C	D
Delay (Sec.)	28.3	36.1	34.1	49.0	Delay (Sec.)	32.5	25.4	29.6	50.1

#### 5. Intersection Impacts and Recommendations

The existing and proposed condition operational performance of the SR 267/369 intersection has been analyzed to determine the potential impact of the project site. Based on the planned intersection configuration and signal timing, the project site may slightly increase the AM peak hour existing overall intersection delay from 29.8 seconds to 33.4 seconds, and the PM peak hour existing overall intersection delay from 27.8 seconds to 29.3 seconds. However, this slight increase in overall intersection delay is not anticipated to change the intersection LOS during peak periods.

Although minor increases in delay are anticipated during peak periods, these increases are not anticipated to be significant. In addition, and as noted on the SR 267/369 intersection construction plans, the signal timings utilized for this analysis are intended to be initial and may be field adjusted to reduce delays.



SR 267 & SR 369 Traffic Impact Analysis

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# APPENDIX A TURNING MOVEMENT COUNT DATA









SR 267 & SR 369 Traffic Impact Analysis

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# **APPENDIX B SYNCHRO EXISTING AND PROPOSED CONDITION RESULTS**

APPENDIX B  
AM Peak - Existing Condition

SR 267 & SR 369 Traffic Impact Analysis  
08/06/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	27	45	101	57	111	100	225	803	14	17	228	6
Future Volume (vph)	27	45	101	57	111	100	225	803	14	17	228	6
Lane Util. Factor	1.00	1.00	0.88	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frts			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1662	1750	2592	1662	1750	1403	1614	3260	1340	1662	3292	1488
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1662	1750	2592	1662	1750	1403	1614	3260	1340	1662	3292	1488
Satd. Flow (RTOR)			202			145			254			254
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.93	0.93	0.93	0.97	0.97	0.97
Heavy Vehicles (%)	0%	0%	1%	0%	0%	6%	3%	2%	11%	0%	1%	0%
Adj. Flow (vph)	31	51	115	65	126	114	242	863	15	18	235	6
Shared Lane Traffic (%)												
Lane Group Flow (vph)	31	51	115	65	126	114	242	863	15	18	235	6
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Free	Prot	NA	Free
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			Free			Free
Total Split (s)	22.5	21.9	21.9	32.5	31.9	31.9	27.9	61.8		27.9	61.8	
Total Lost Time (s)	7.5	6.9	6.9	7.5	6.9	6.9	7.9	6.8		7.9	6.8	
Act Effct Green (s)	8.5	14.3	14.3	11.1	19.8	19.8	32.9	93.8	144.1	7.6	59.6	144.1
Actuated g/C Ratio	0.06	0.10	0.10	0.08	0.14	0.14	0.23	0.65	1.00	0.05	0.41	1.00
v/c Ratio	0.32	0.29	0.26	0.51	0.53	0.36	0.66	0.41	0.01	0.20	0.17	0.00
Control Delay	72.9	63.5	1.4	77.0	65.6	6.5	59.9	15.7	0.0	70.5	29.7	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	72.9	63.5	1.4	77.0	65.6	6.5	59.9	15.7	0.0	70.5	29.7	0.0
LOS	E	E	A	E	E	A	E	B	A	E	C	A
Approach Delay		28.7			45.9			25.0			31.8	
Approach LOS		C			D			C			C	

Intersection Summary

Cycle Length: 144.1  
 Actuated Cycle Length: 144.1  
 Offset: 30.7 (21%), Referenced to phase 2:NBT, Start of Yellow  
 Control Type: Actuated-Coordinated  
 Maximum v/c Ratio: 0.66  
 Intersection Signal Delay: 29.8  
 Intersection Capacity Utilization 58.0%  
 Analysis Period (min) 15  
 Description: TMC Date: 07/20/2021  
 Intersection LOS: C  
 ICU Level of Service B

Splits and Phases: 75: Crawfordville Hwy & SR 267





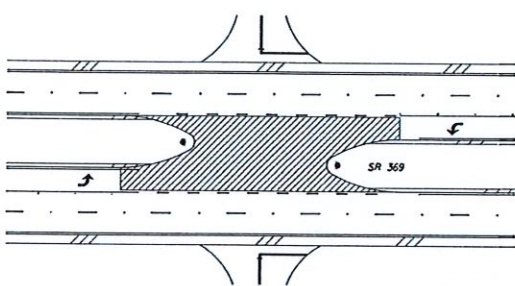




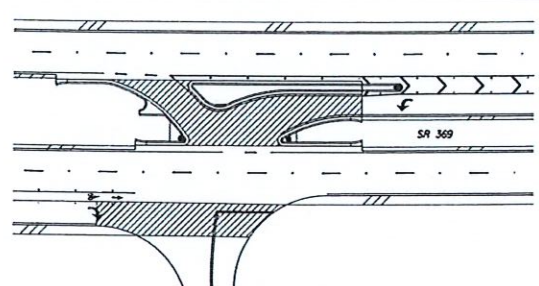
## K. Intersection Improvements Survey



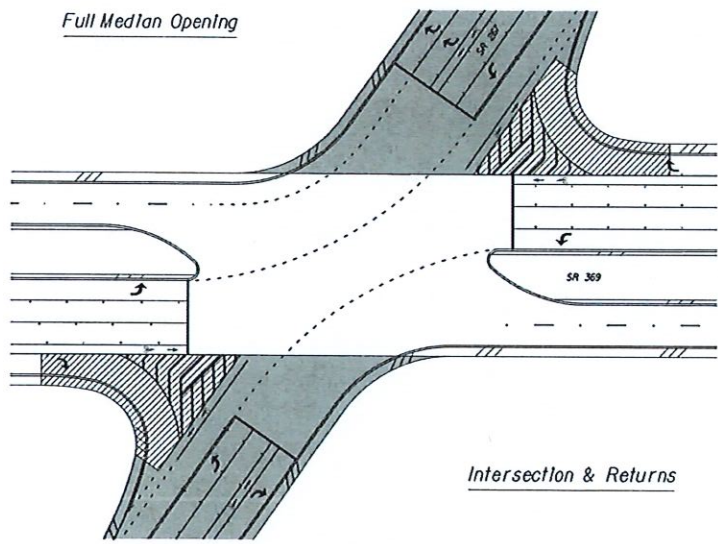
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Full Median Opening



Directional Opening & Side Road Intersection



Intersection & Returns

 = No FC-5  
 = FC-9.5

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVID J. GILBERT, P.E.  
 P.E. NO.: 66563  
 AECOM TECHNICAL SERVICES, INC.  
 1625 SUMMIT LAKE DRIVE, SUITE 200  
 TALLAHASSEE, FL 32317-7940  
 CERTIFICATE OF AUTHORIZATION: 0115

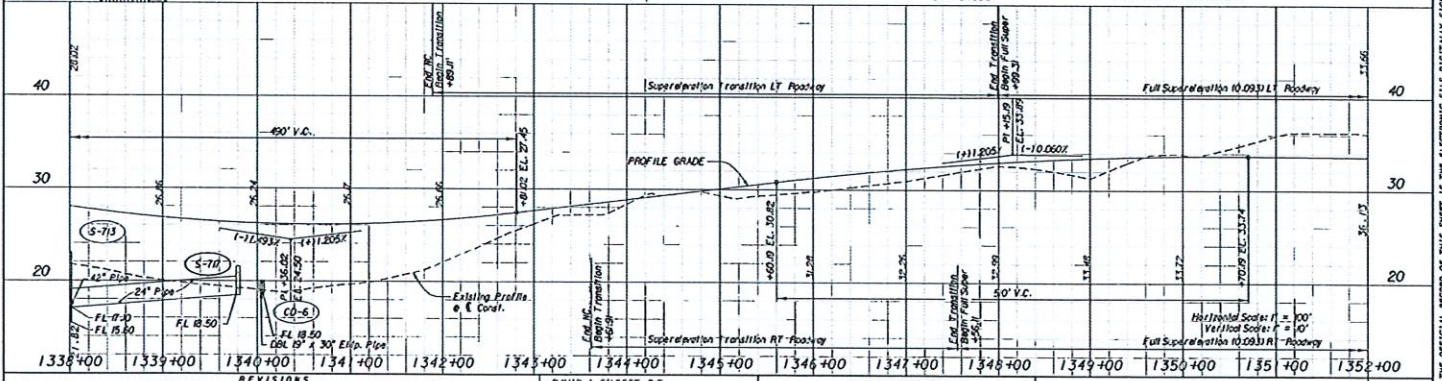
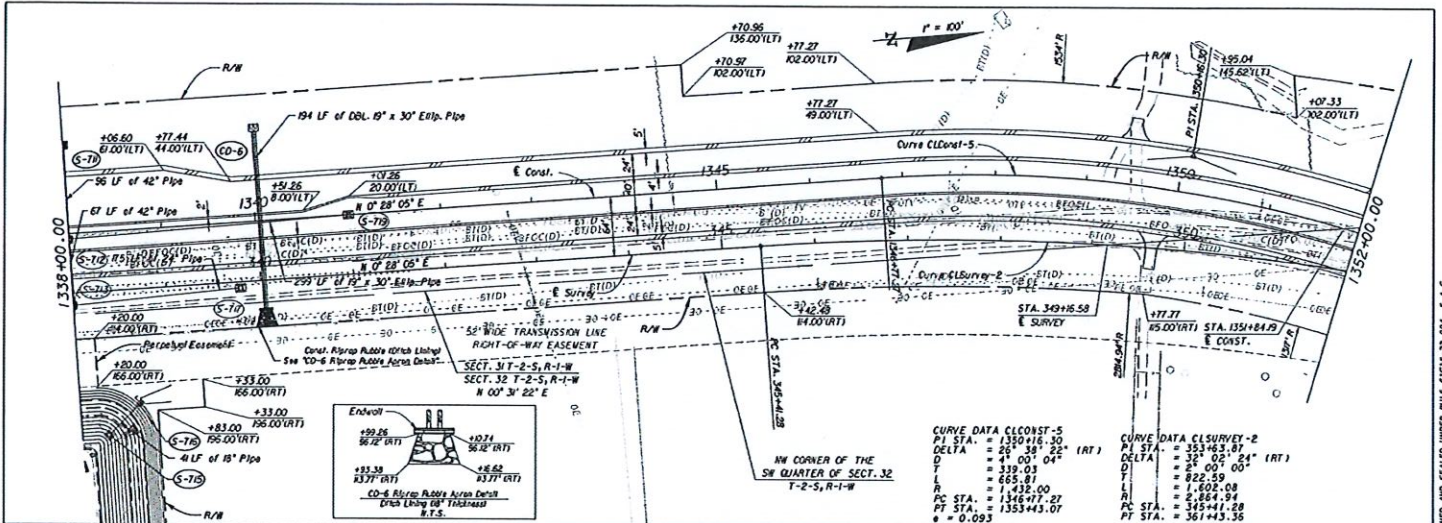
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 369	WAKULLA	220495-7-52-01

**TYPICAL SECTION**

SHEET NO.
23

For each Revision: 1/28/2019 15:50:44 K:\Projects\2019\220495-7-52-01\Drawings\220495-7-52-01\Typical\Open\23.dwg





DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

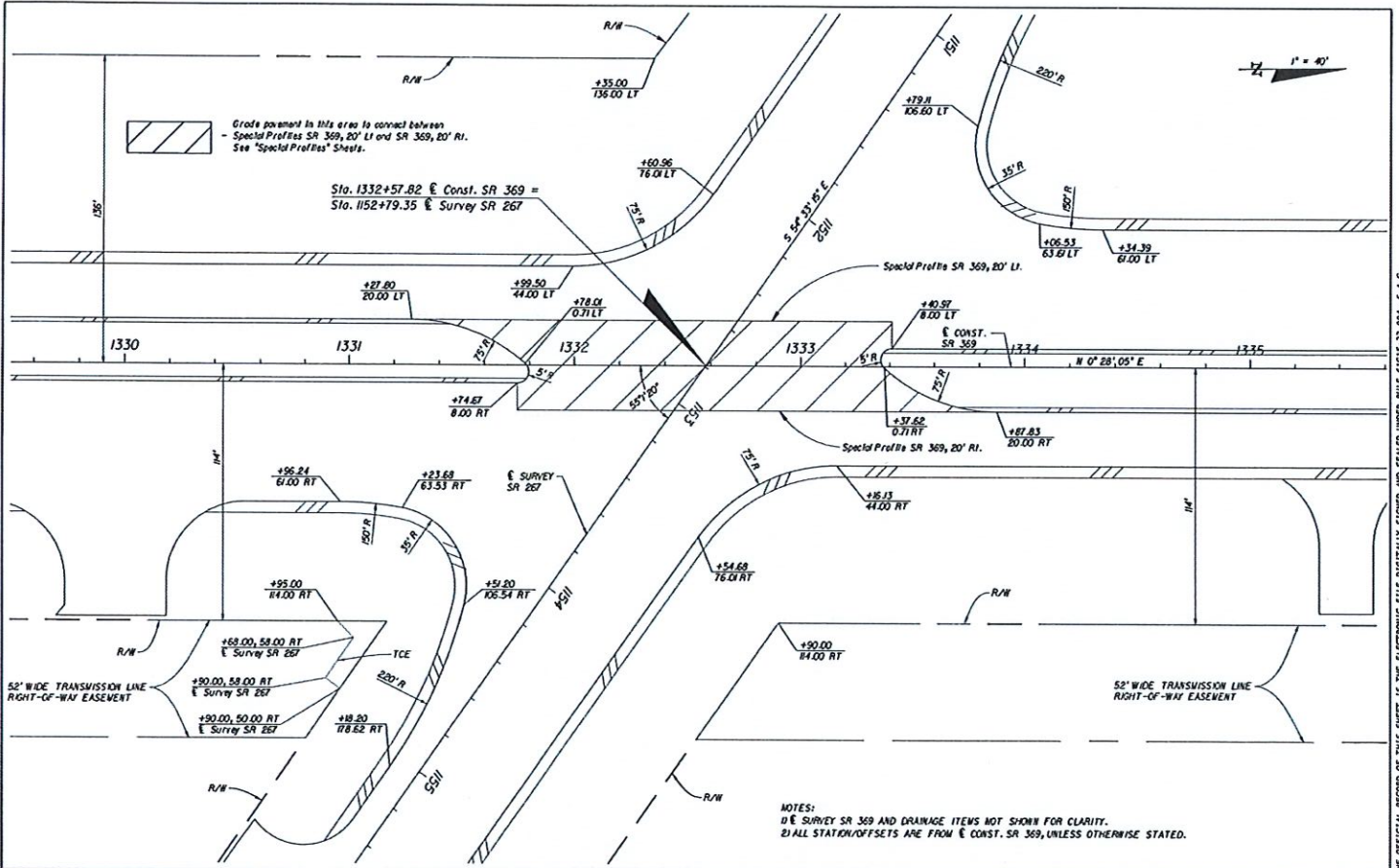
DAVID J. GILBERT, P.E.  
 P.E. NO: 65563  
 AECOM TECHNICAL SERVICES, INC.  
 1625 SUHMIT LAKE DRIVE, SUITE 200  
 TALLAHASSEE, FL 32317-7940  
 CERTIFICATE OF AUTHORIZATION: 8115

STATE OF FLORIDA  
 DEPARTMENT OF TRANSPORTATION  
 ROAD NO. COUNTY PROJECT ID  
 SR 369 WAXULLA 220495-7-52-01

**PLAN-PROFILE**

SHEET NO.  
 68

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REVISIONS				DATE		DESCRIPTION	

DAVID J. GILBERT, P.E. P.E. NO.: 66563 ARCON TECHNICAL SERVICES, INC. 1625 SUNHIT LAKE DRIVE, SUITE 200 TALLAHASSEE, FL 32317-7940 CERTIFICATE OF AUTHORIZATION: 8115			STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID	<b>INTERSECTION DETAIL</b> <b>SR 369 AND SR 267</b>		
SR 369	WAKULLA	220495-7-52-01			
			SHEET NO.		73

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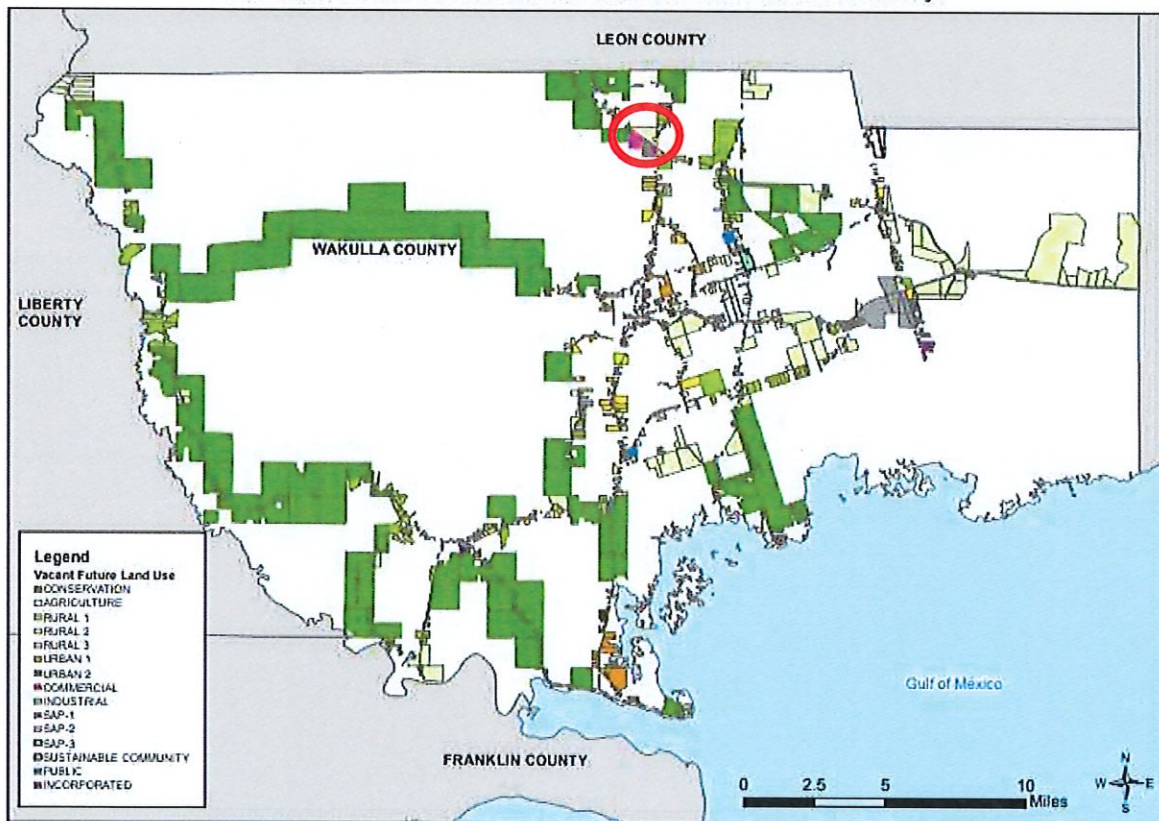
## L. Needs Analysis

## Needs Analysis

The information provided in the April 2017 Wakulla County Needs Analysis, Prepared by KimleyHorn states, "Based on the anticipated population and employment growth over the 2035 planning horizon, nonresidential development needs are expected to increase within Wakulla County." Wakulla county is projected to grow by 7,817 persons by 2035. In reviewing the needs analysis, the consultant identified vacant parcels and areas for future commercial growth. The parcel proposed in this project was one of the parcels that were indentified for future commercial development. This parcel is at a primary intersection of two arterial roads, just as the study suggests future growth will occur. "The majority of commercial development is anticipated to be along arterial of collector roads and in close proximity to intersections."

This proposed amendment is consistence with the County's needs analysis and the future growth pattern. The needs analysis states, "The Wakulla County Planning Department and the Board of County Commissioners should address these land use amendments on a case by case basis to promote effective and viable development within the County." This request provides an opportunity to initiate a project that is directly in sync with the future needs of Wakulla County. (See map below pulled from The KimleyHorn Needs Analysis, the center of the red circle is the parcel in this amendment.)

Wakulla County Land Use Needs Analysis  
Vacant Land Uses Within 100 ft. of Arterial and Collector Roadways



## **M. Underground Storage Tanks System, Construction and Maintenance Information**

## **Underground Storage Tanks System, Construction and Maintenance Information**

The fueling system will be constructed and maintained in a manner that meets or exceeds the requirements of the Florida Department of Environmental Protection's (FDEP) Underground Storage Tank Systems (USTs) rules governed by Chapter 62-761 Florida Administrative Code (F.A.C.). The required use of double-walled fueling system components and continuously monitored leak detection systems in 2009 by FDEP, has significantly reduced the frequency and magnitude of petroleum discharges throughout the state of Florida. Since 2009, fueling containment systems and monitoring system innovations have continued to evolve providing more protection and advanced notice to the operator of potential problems so issues can be quickly resolved to prevent any petroleum release. The advancement of fueling system technologies continues to lessen the likelihood of petroleum discharges and protects Florida's environment and groundwater.

Southwest Georgia Oil Company (SWGCO) is dedicated to protecting the environment by utilizing the most innovative technology, most durable materials the industry has to offer and going above and beyond the minimum requirements of FDEP. SWGCO also has an excellent reputation with FDEP as one of the premier fueling system operators in Florida for their diligence in performing monthly inspections and routine maintenance as well as quickly responding to identified issues by their corporate maintenance and environmental teams in conjunction with a team of certified petroleum contractors and environmental specialist at over 50 fueling systems in Florida. SWGCO's monthly inspection program has also been recognized by FDEP as an industry leading program and has been utilized for the training of FDEP petroleum inspectors.

- Utilize double-walled, fiberglass tanks, which is designed to provide highest level of corrosion resistance, redundancy, and leak protection of all approved tank systems for protecting the environment and groundwater.
- Utilize double-walled, fiberglass product piping, which is designed to provide highest level of corrosion resistance, redundancy, and leak protection of all approved piping systems for protecting the environment and groundwater.
- Utilize double-walled stainless steel fill containments "spill buckets", which are designed to be extremely durable and corrosion resistant for containing any petroleum product accidentally spilled during the filling of a tank.
- Utilize fiberglass STP sumps and dispenser sumps, which are designed to be extremely durable and corrosion resistant for containing any petroleum product in the event a leak occurs due to premature failure of fittings or piping with the system.
- Utilize fiberglass entry boots around piping and conduits in all STP and dispenser sumps to provide an extremely durable and protective seal in the event water or fuel collects in the sump. The industry standard entry boot is typically constructed of rubber which has a shorter life expectancy and is a common failure point in any fueling system. The use of fiberglass entry boots ensures a long-lasting protective seal for protecting against a petroleum discharge to the environment.
- All tanks are equipped with overfill prevention devices or overfill alarms to prevent overfilling of tanks.
- Utilize electronic leak detection sensor in the interstitial space between inner and outer wall of the double-walled tanks that signals an alarm if liquid enters the interstitial space and notifies facility operator of a potential leak. The electronic leak detection sensor is the most advanced approved interstitial monitoring system available.



- Utilize a continuous automatic tank monitoring system that continuously monitors the fueling system and provides real-time inventory records, UST monitoring, line leak monitoring and sends alarms to facility operator and corporate environmental management team 24 hours a day. Automatic tank monitoring systems are the most advanced monitoring systems available today and provide the facility operator with real-time data to ensure the fueling system is operating properly.
- All submersible pumps are equipped with mechanical line leak detectors. The mechanical line leak detectors are designed to stop the flow of petroleum product from the tank in the event of the loss of line pressure such as a catastrophic failure of a fitting or product piping. This prevents the release of a volume of petroleum product that could exceed the volume of the secondary containment in any STP or dispenser sump and minimizes the potential of release of petroleum product to the environment.
- Every 30 days perform visual inspections of all STP sumps, dispenser sumps, spill buckets, tank equipment, hoses, and nozzles by certified third-party contractor in accordance with Chapter 62-761 F.A.C. Routine monthly inspections are designed to inspect all visible equipment, fittings and piping and are very effective at identifying any potential issues and preventing petroleum discharges to the environment.
- All facility personnel are certified Class C UST operators and corporate management staff are certified Class A/B UST operators in accordance with EPA regulations and Chapter 62-761 F.A.C. Educated and qualified personnel are essential to ensuring the effective management and incident response for fueling systems.
- All sumps, product lines and leak detection devices are tested by a certified third-party contractor in accordance with Chapter 62-761 F.A.C. to ensure system is functioning properly.
- Maintain a \$2 million insurance coverage during life of UST system which exceeds the financial responsibility requirement of \$1 million in accordance with Chapter 62-761 F.A.C. to cover the expense of site assessment and remediation of a petroleum discharge.